



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE November 10, 2005	CONTACT/PHONE Marsha Lee 788-2008	APPLICANT Frank Parnel	FILE NO. DRC2004-00224
SUBJECT Request by Frank Parnel for a Variance/Coastal Development Permit to allow a setback variance of the rear and side setbacks for a 675 square foot enclosed patio structure with walls built on the property line. This project is already built as an approximately 2846 square foot residence. The building is constructed at the rear property line and at the side property line for a portion of the structure. The proposed project is within the residential multifamily land use category and is located at 1560 Strand Way in the community of Oceano. The site is in the San Luis Bay planning area.			
RECOMMENDED ACTION Deny the request for Variance/Coastal Development Permit by Frank Parnel DRC2004-00224 based on the findings listed in Exhibit A.			
ENVIRONMENTAL DETERMINATION This project is statutorily exempt from the California Environmental Quality Act under the provisions of Public Resources Code section 21080(b)(5), which provides that CEQA does not apply to projects that a public agency rejects or disapproves.			
LAND USE CATEGORY Residential Multifamily	COMBINING DESIGNATION Airport Review Area, Small Scale Neighborhood, Archeological Study, Coastal Appealable Zone, Coastal Commission Original Jurisdiction, Local Coastal Plan Area	ASSESSOR PARCEL NUMBER 061-061-033	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Airport Review Area, Setbacks, Height			
LAND USE ORDINANCE STANDARDS: Setbacks; Projection into the rear setback			
EXISTING USES: Two-story single-family home with an enclosed back patio.			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Oceano/Halcyon Advisory Group, Public Works, Oceano Community Services District and Fire, California Coastal Commission			
TOPOGRAPHY: Generally flat		VEGETATION: Ornamentals	
SURROUNDING LAND USE CATEGORIES AND USES: <div style="display: flex; justify-content: space-between;"><div><i>North:</i> Residential Multifamily/Residential <i>South:</i> Residential Multifamily/Residential</div><div><i>East:</i> Residential Multifamily/Residential <i>West:</i> Recreational/Beach</div></div>			
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Oceano Fire Department		ACCEPTANCE DATE: August 23, 2005	

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242

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BACKGROUND

Planning Department staff cannot support the proposed variance and due to a variety of concerns such as the use is simply not appropriate for the subject site, the situation cannot be mitigated with conditions or project revisions. Concerns include site constraints, conflicts with adopted General Plan policies, conflicts with uses in the immediate site vicinity, and other generally accepted planning principles. Staff seeks to resolve issues with applicants but when this situation arises, staff has been directed to bring the matter to the appropriate decision-making body as soon as possible for a hearing with a recommendation to not approve the use. The proposed construction already exists. To come into compliance with the ordinance, the owners have applied for a variance to the rear and side setbacks to allow the 675 square feet of enclosed deck space to remain. Had the applicant requested the variance before the enclosure of the patio space, the project would have been brought forward for a denial.

PROJECT DISCUSSION

The request is for a setback variance of the rear and side setbacks for a 675 square foot enclosed patio structure with walls built on the property line into both the rear and side setbacks. After reviewing the proposal and the existing land use ordinance and area plan standards, staff concluded the variance for setbacks raised significant concerns and is not suitable for the site.

Currently, according to adjacent resident, rain water runs from the project residence onto the adjacent property to the south. The residences on the north and south side are set back 3', and the subject residence has no setback, therefore the access is limited to 3 feet between the two residences on both sides of the subject parcel. This is a concern because it also limits accessibility and fire safety.

There is one permit on file concerning this property. The county issued the original construction permit (1987). In addition, the landowner should have received a Coastal Development Permit from the California Coastal Commission (CCC). However CCC staff has not been able to find a record of the permit to date. In 1997, a construction permit for a patio enclosure was issued. The site plans for both the original building permit and the building permit for the deck enclosure on the second floor, show the required three-foot side setback and ten foot rear setback.

PROJECT ANALYSIS

Fire Safety- The Oceano Community Services District response to the request is contained in a letter attached to the staff report, dated October 14, 2005. Comments include the following: The Fire Department would have a great many problems controlling a fire at either location. In particular, there is no access to the ocean side of the structure from the south side, access to the western exposure is limited due to the sandy terrain of the beach where no apparatus access exists, and the remaining eastern and northern exposures would be the only access for fire attack and egress. This leaves us in a bad situation should there ever be a fire in either structure – the thought is that we could possibly lose both residences.”

Ordinance Compliance:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Setbacks Front Side Rear	Front: 14' Side: 3' Rear: 10	Front: 14' Side: 0' Rear: 0'
Height	25'	25'

Modifications

The applicant is requesting a modification of the rear and side setbacks for their property to accommodate an enclosed patio space of which is built on the property line at the rear and side property lines.

PLANNING AREA STANDARDS: The following sections discuss the planning area standards that apply to this project.

Airport Review Area: Allowable uses are limited to those designated as “compatible” or “conditionally approvable” by the Oceano County Airport Land Use Plan. All permit applications for sites within the boundary of the Airport Land Use Plan are subject to the development standards in the plan.

Front Setback: The minimum front setback is 14 feet for all buildings on the west side of Strand Way between Pier and Brooks Avenues. *The project complies with the front setback standard.*

Height: Structures shall not exceed 25 feet. *The project appears to meet this requirement.*

LAND USE ORDINANCE:

Side Setbacks: 10% of the lot width (the 30 foot wide lot requires 3 feet side setback). The project does not meet these standards. The request is for a variance to reduce the setback requirements to zero feet for the sides.

Rear Setback: 10 feet on sites of less than one acre.

Projections into rear setback (Section 23.04.116): Deck may occupy up to 30% of the required rear setback but no closer than 3 feet to the rear property line. For this 10 foot setback, a projection would be 3 feet. The second floor enclosed deck is at the 7 foot setback line therefore complies with the ordinance.

COMBINING DESIGNATIONS:

Airport Review Area: This project site is within the Airport Review Area and is subject to the standards set forth in the San Luis Bay Combining Designations section. Allowable uses are limited to those designated as “compatible” or “conditionally approvable” by the adopted Oceano County Airport Land Use Plan. A recorded aviation easement is required prior to the issuance of a building permit.

Archeological Study: Before any ground disturbance can take place on the site a Level 1 site survey must be completed by a certified archeologist. This was not done because the proposed project is a request for a variance of an already constructed residence. There is no ground disturbance associated with this application.

Coastal Commission Original Jurisdiction: The project requires a land use permit from the California Coastal Commission.

Local Coastal Program/Coastal Appealable Area: The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan. The subject project site is also located within an area that is appealable to the California Coastal Commission.

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COASTAL PLAN POLICIES:

Shoreline Access: The project does not interfere with coastal access that is located within 100 feet of the residence.

Recreation and Visitor Serving: ☒ N/A Policy No(s):

Energy and Industrial Development: ☒ N/A Policy No(s):

Commercial Fishing, Recreational Boating and Port Facilities: ☒ N/A Policy No(s):

Environmentally Sensitive Habitats: ☒ N/A Policy No(s):

Agriculture: ☒ N/A

Public Works: ☒ N/A

Coastal Watersheds: ☒ N/A

Visual and Scenic Resources: Inconsistent with community character for 0 side and rear setbacks

Hazards: The 3' side setback could limit fire access to the properties.

Archeology: ☒ N/A

Air Quality: ☒ N/A

Does the project meet applicable Coastal Plan Policies: No

COMMUNITY ADVISORY GROUP COMMENTS: Oceano/Halcyon Advisory Group—
Recommends denial

AGENCY REVIEW:

Public Works—no concerns with proposal.

Oceano Community Services District and Fire— The Oceano Community Services District response to the request is contained in a letter attached to the staff report, dated October 14, 2005. Comments include the following: The Fire Department would have a great many problems controlling a fire at either location. In particular, there is no access to the ocean side of the structure from the south side, access to the western exposure is limited due to the sandy terrain of the beach where no apparatus access exists, and the remaining eastern and northern exposures would be the only access for fire attack and egress. This leaves us in a bad situation should there ever be a fire in either structure – the thought is that we could possibly lose both residences.”

California Coastal Commission—no response

Tony N—no response

LEGAL LOT STATUS:

The 1 lot were legally created by deed at a time when that was a legal method of creating lots.

ADDITIONAL INFORMATION

The applicant contends that the variance should be approved based on the ruling made in Anderson v. City of La Mesa (1981). In the Anderson v. City of La Mesa case the city erred in issuing the permit, mistakenly telling Anderson that they required a five foot setback when, in fact, a ten foot side setback was required. The city refused to issue a variance because of their error. This case is different. In both the original construction permit and the permit allowing the enclosure of the deck area the setback requirements of three feet on the sides and ten feet in the rear are shown.

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FINDINGS - EXHIBIT A

Environmental Determination

- A. That this project is found to be statutorily exempt from the California Environmental Quality Act under the provisions of Public Resources Code section 21080(b)(5), which provides that CEQA does not apply to projects which a public agency rejects or disapproves.

Variance

- B. The variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which it is situated because authorizing a variance of the setbacks would create an inconsistency for the property. The variance would also create a hardship for the neighbors of the property because, as stated in letters to the county, the neighbor's property becomes flooded because water runs from the roof and gutters causing flooding on their property. Additionally, varying the setbacks for beachfront property as this lot is could create a precedent that would lead to other neighbors building to their property lines and enclosing their patios. Granting this variance would create an inconsistency with the surrounding homes and land use..
- C. There are not special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and because of the absence of these circumstances, the strict application of this Title would not deprive the property of privileges enjoyed by other property in the vicinity and in the same land use category.
- D. The variance does not authorize a use that is not otherwise authorized in the land use category however, authorizing this use would create a use that is not built to the standards required for this type of use to be constructed.
- E. The granting of such application does, under the circumstances and conditions applied in the particular case, adversely affect the health or safety of persons, is materially detrimental to the public welfare, and is injurious to nearby property or improvements, because the neighboring property would face drainage issues as outlined in their letter to the county. The lack of side setbacks causes flooding on the neighboring property as run-off from the roof and gutters flows onto the adjoining property. Additionally, without any side setback in the event of fire it would be able to jump more easily from house to house. For these reasons, allowing a variance to the setbacks could create a detrimental situation for surrounding property owners. The enclosed patio area also can affect the lateral view sheds of neighbors and the enclosed space is added living space.
- F. The variance is inconsistent with the San Luis Obispo County General Plan because the setbacks are zero in the rear and portions of the side setbacks.

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Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6886

October 14, 2005

County of San Luis Obispo
Department of Planning and Building
Attention Coastal Team
Room 310, County Government Center
San Luis Obispo, CA 93408

SUBJECT: PARNEL, DRC 2004-00224, VARIANCE FOR ENCLOSED PATIO

Dear Sir or Madam:

Our apologies for the delay in response to your request for comments on the requested variance to the set back located at 1560 Strand Way in Oceano. The District believes that its jurisdiction or concern regarding any building and planning matter is usually best handled by your offices. However, with regard to this particular situation, somewhere, somehow, the ball got dropped.

Regarding solely the access for the Fire Department, a problem certainly exists. The Fire Department would have a great many problems controlling a fire at either location. In particular, there is no access to the ocean side of the structure from the south side, access to the western exposure is limited due to the sandy terrain of the beach where no apparatus access exists, and the remaining eastern and northern exposures would be the only access for fire attack and egress. This leaves us in a bad situation should there ever be a fire in either structure-- the thought is that we could possibly lose both residences.

Should you have additional questions or require further information, please feel free to call me at (805) 481-6730.

Yours truly,

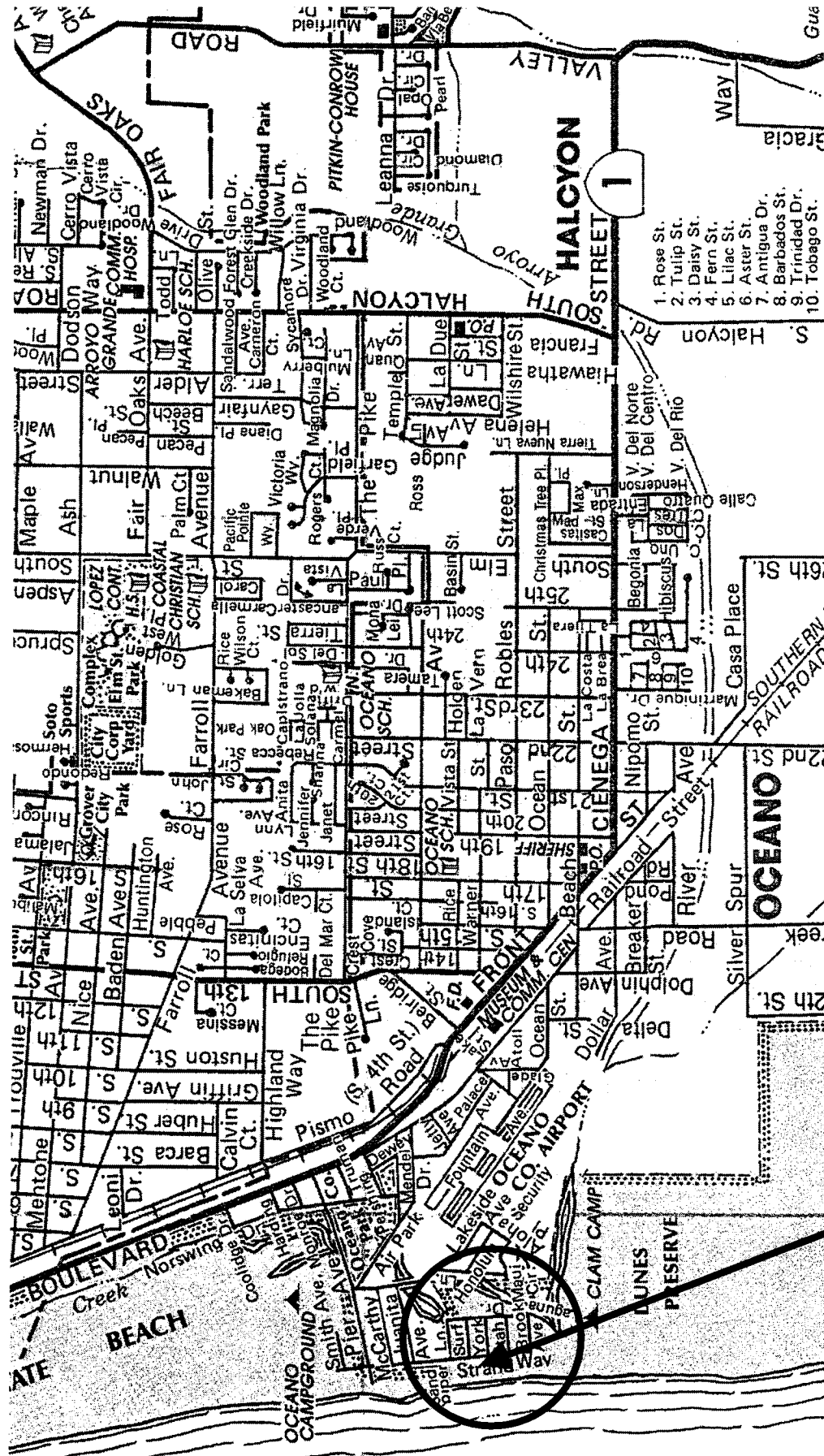
OCEANO COMMUNITY SERVICES DISTRICT

Michael G. Steinhauser

Michael G. Steinhauser, Fire Chief

cc: Linda Austin etal

MGS:sw



SITE

PROJECT

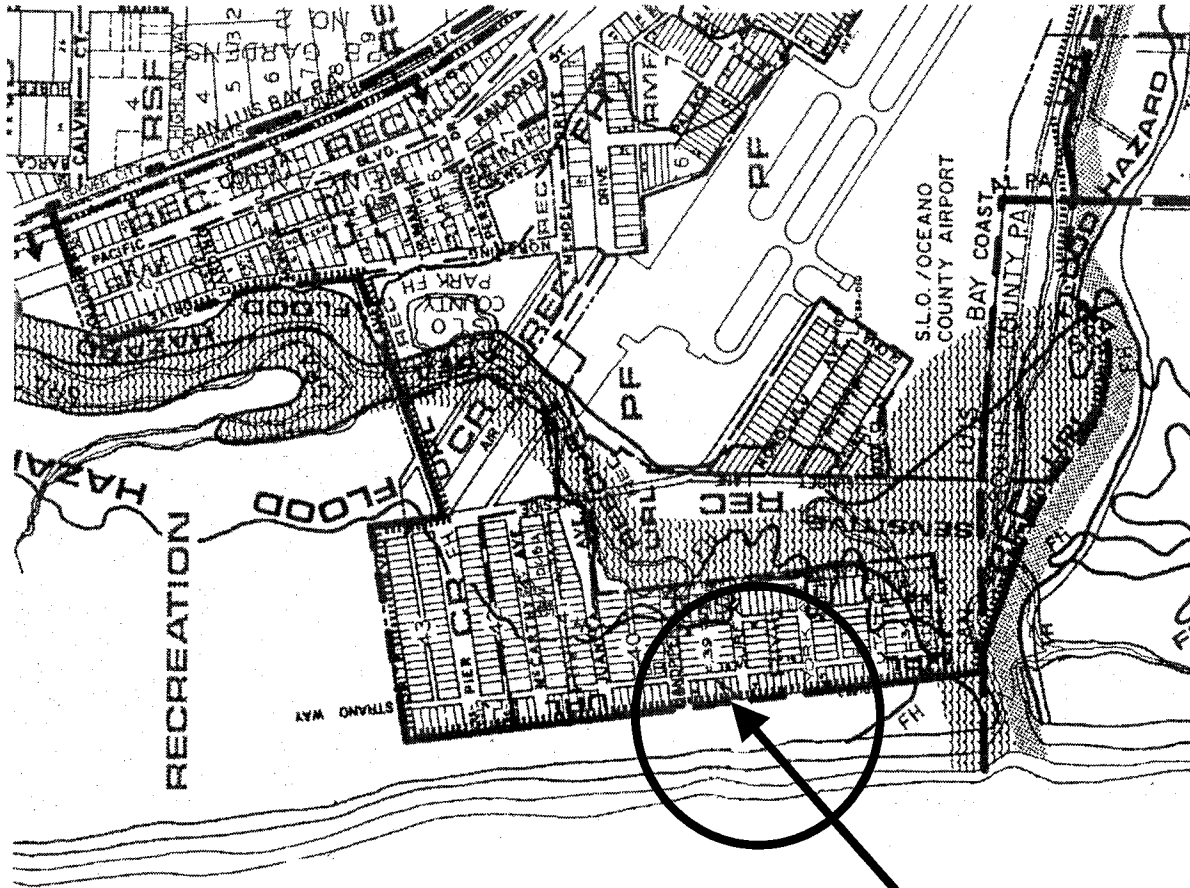
Variance/Coastal Development Permit
Pamel DRC2004-00224

EXHIBIT

Vicinity Map



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WITHIN THE AIRPORT
AREA

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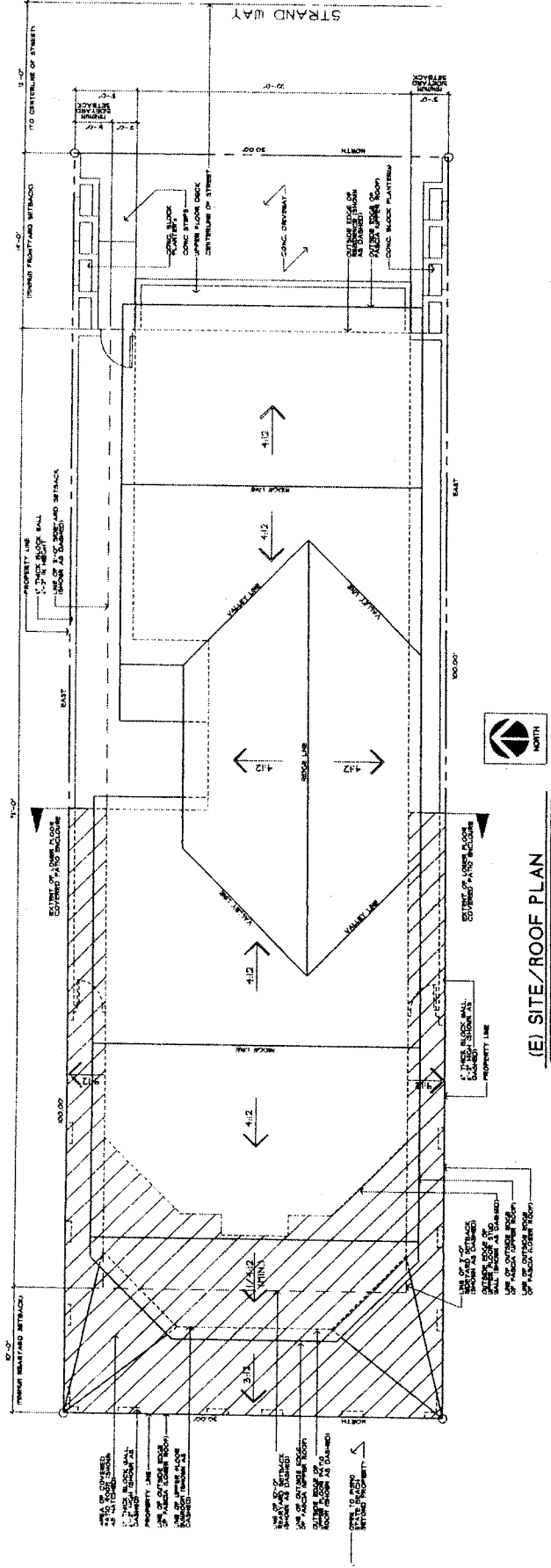
Variance/Coastal Development Permit
Pamel DRC2004-00224

EXHIBIT

Land Use Category



2-9



(E) SITE/ROOF PLAN

PROJECT

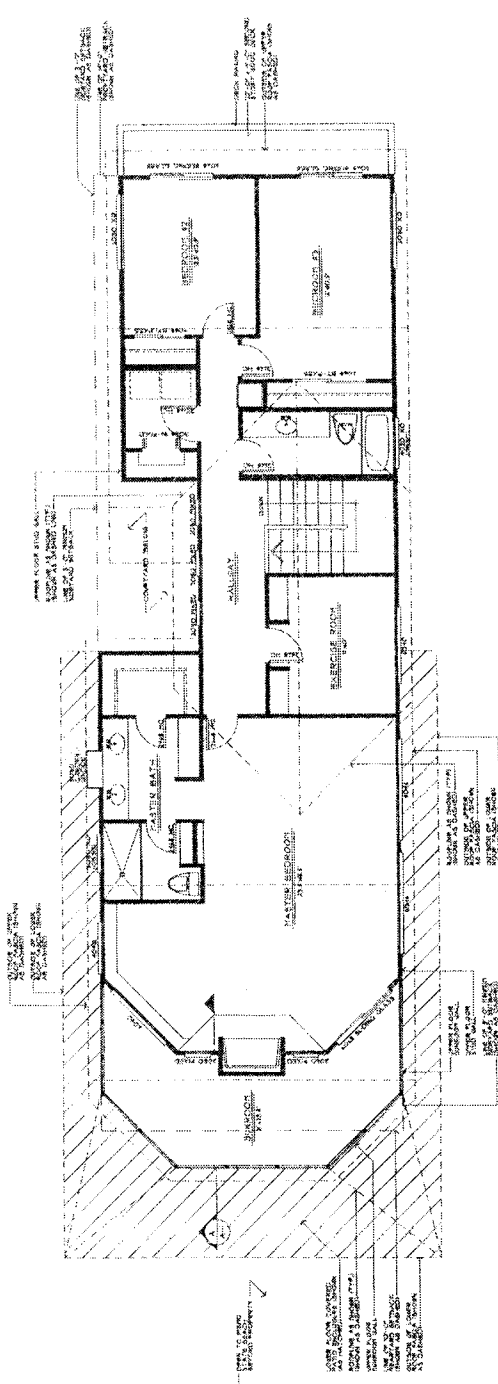
Variance/Coastal Development Permit
Parnel DRC2004-00224

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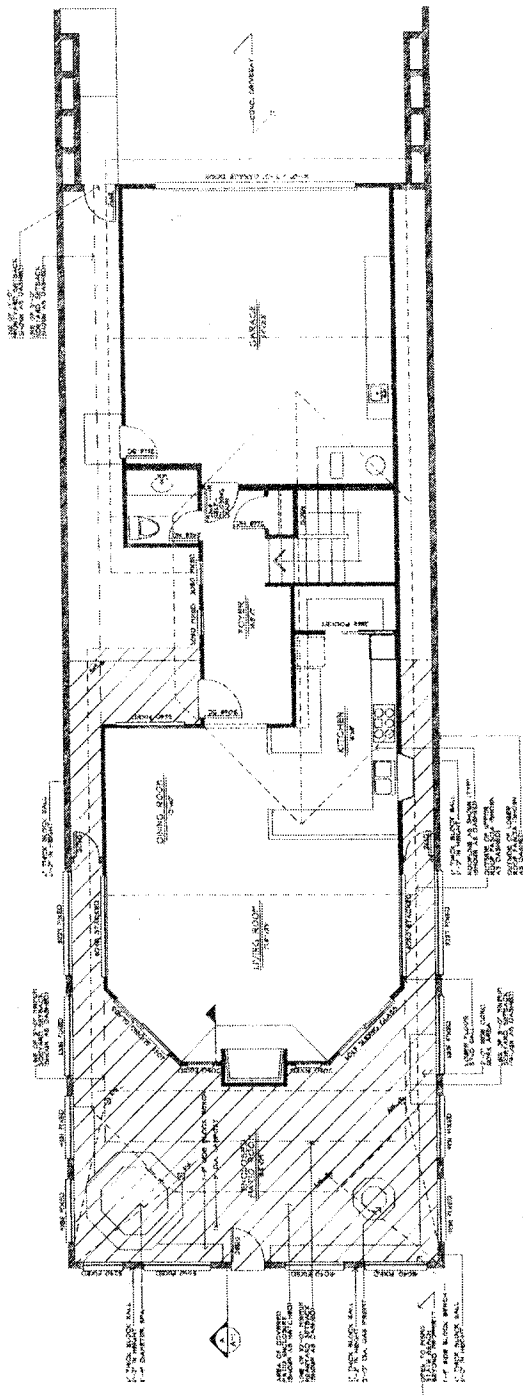
Site Plan



2-10



(E) UPPER FLOOR PLAN



(E) LOWER FLOOR PLAN

Floor Plan

EXHIBIT



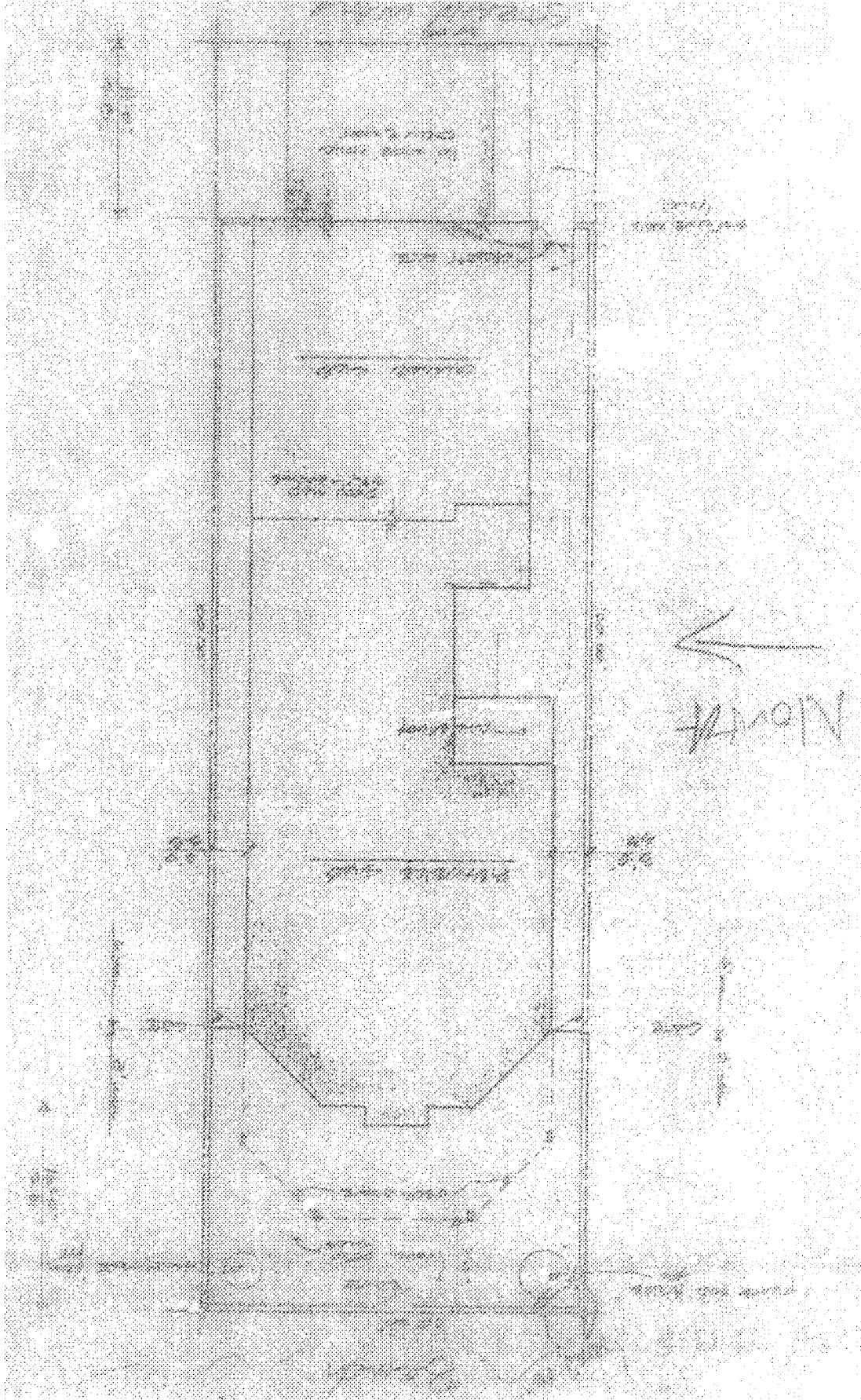
PROJECT
Variance/Coastal Development Permit
Parcel DRC2004-00224

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PROJECT
Variance/Coastal Development Permit
Parnel DRC2004-00224

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EXHIBIT

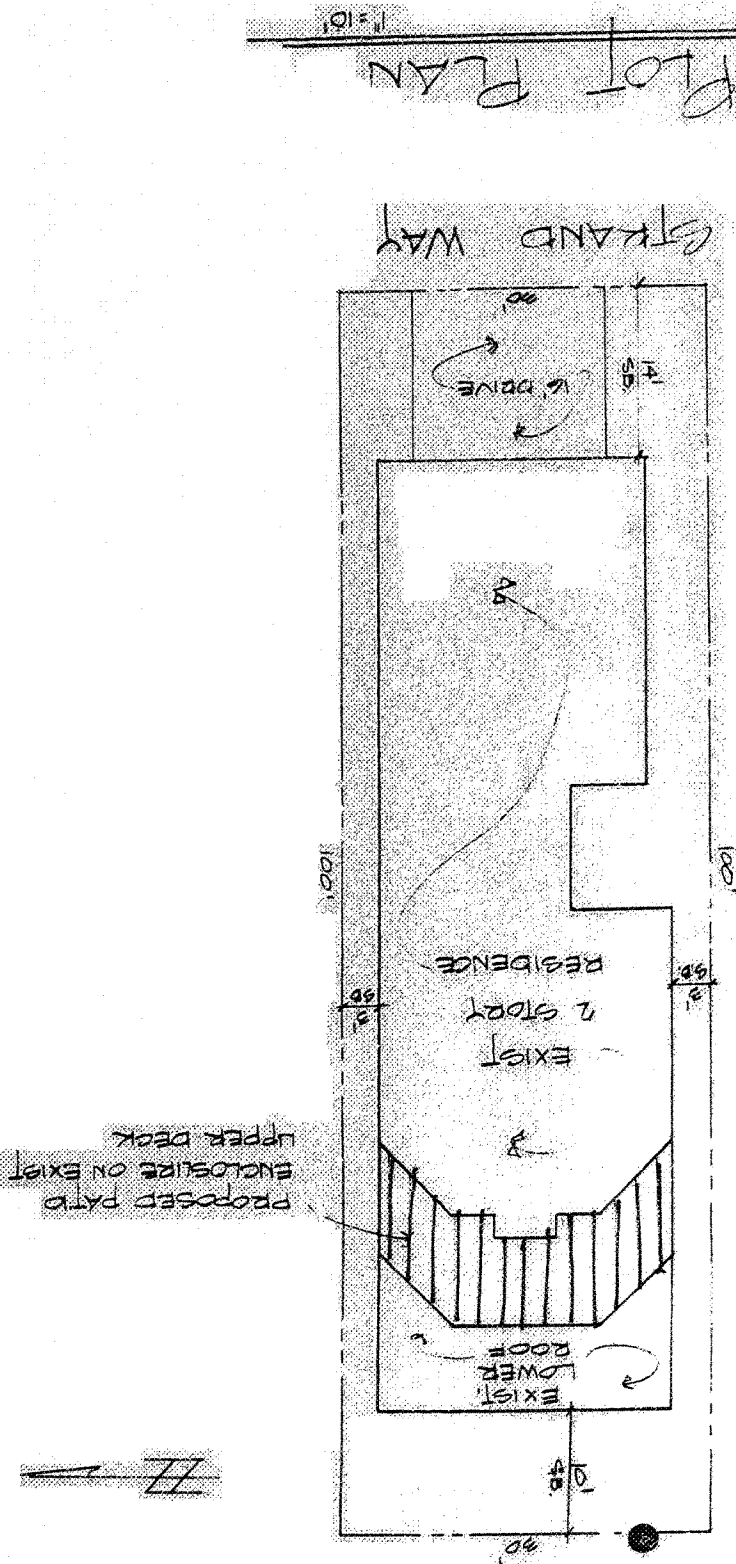
Original Building Permit



PROJECT

Variance/Coastal Development Permit
Parcel DRC2004-00224

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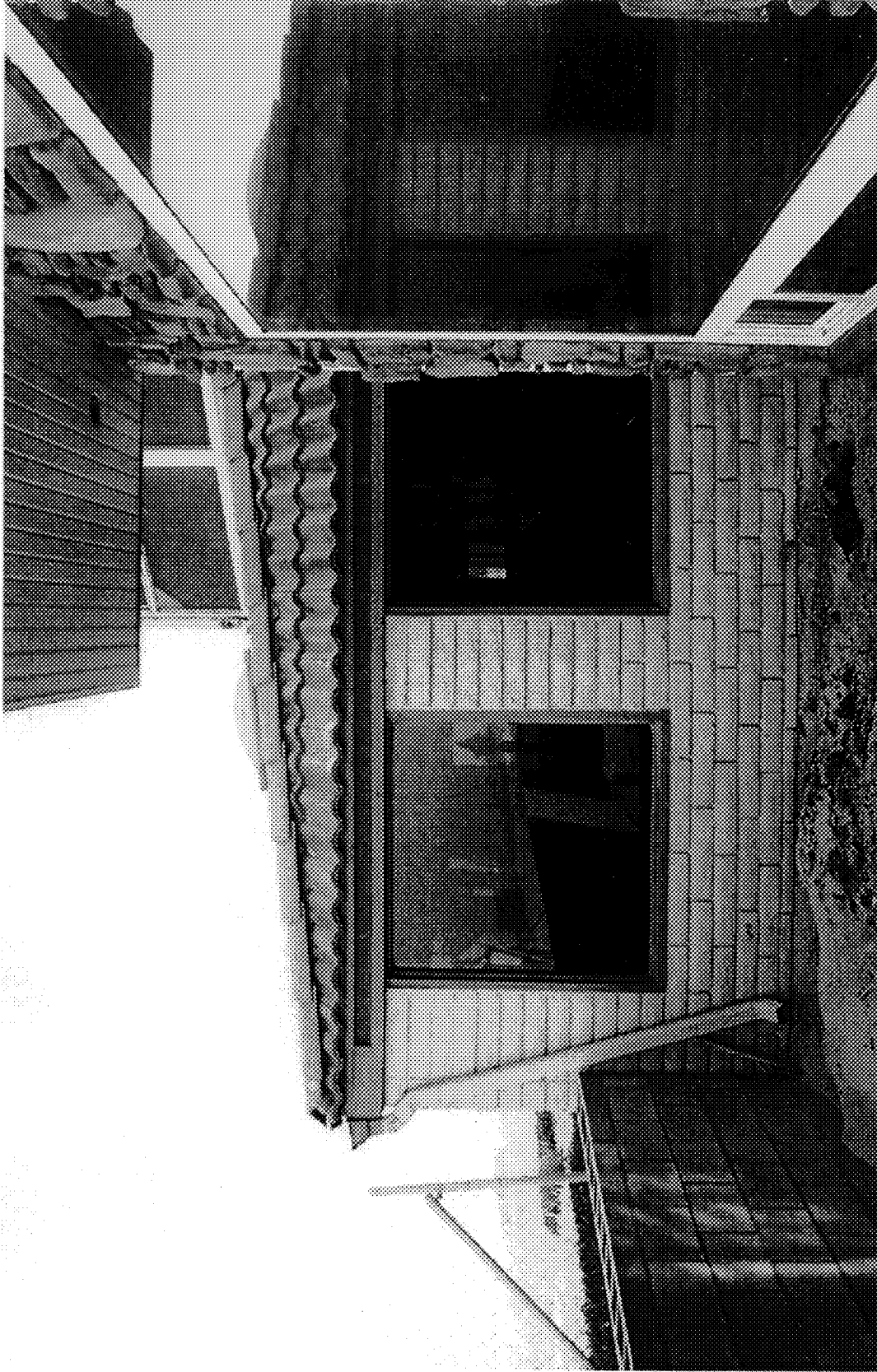
10' ENCLOSURE
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EXHIBIT
1997 Patio Enclosure Permit



PROJECT
Variance/Coastal Development Permit
Pamel DRC2004-00224

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PROJECT

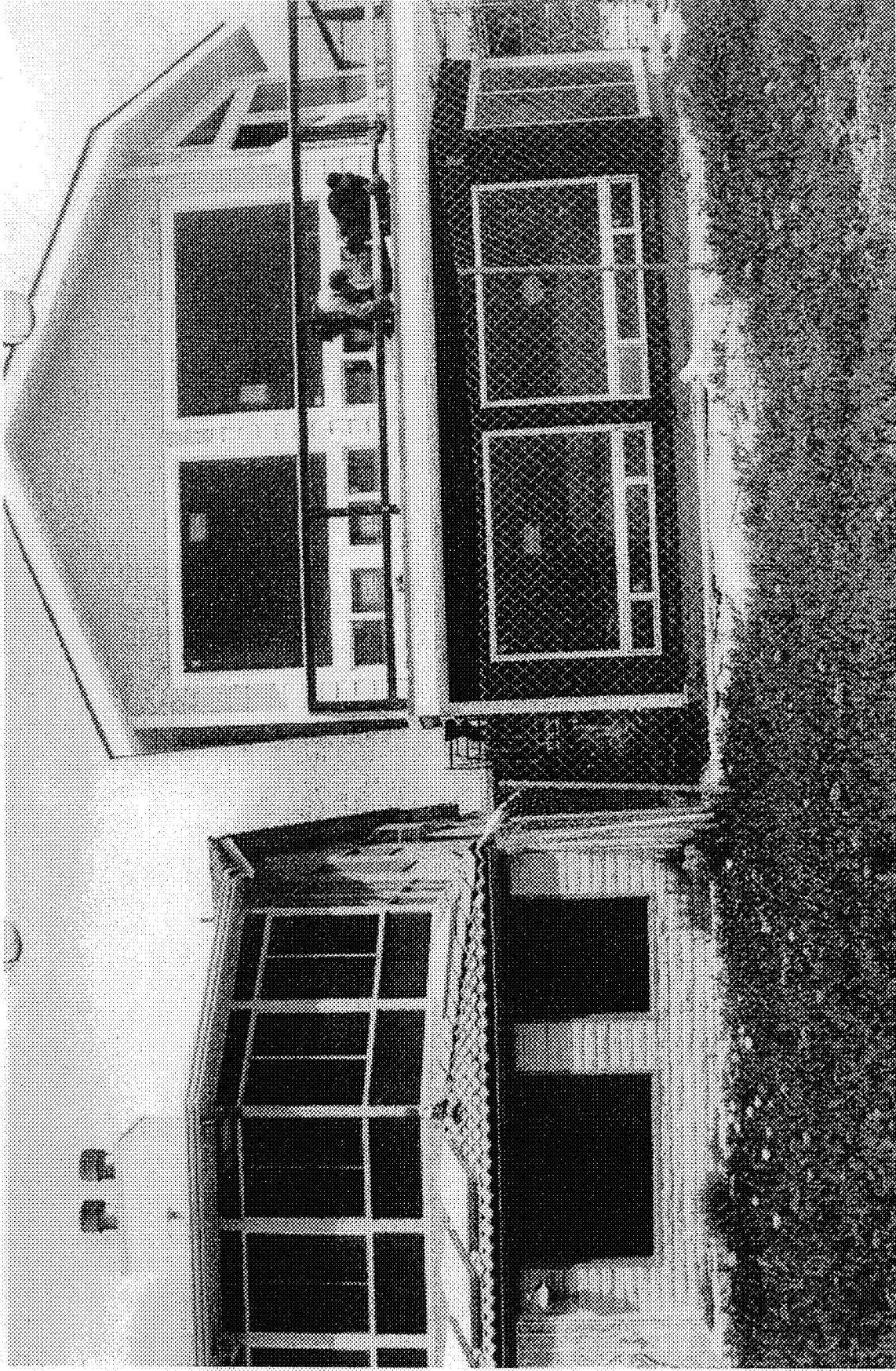
Variance/Coastal Development Permit
Parnel DRC2004-00224

EXHIBIT

1997 Patio Enclosure Permit



2-15



PROJECT

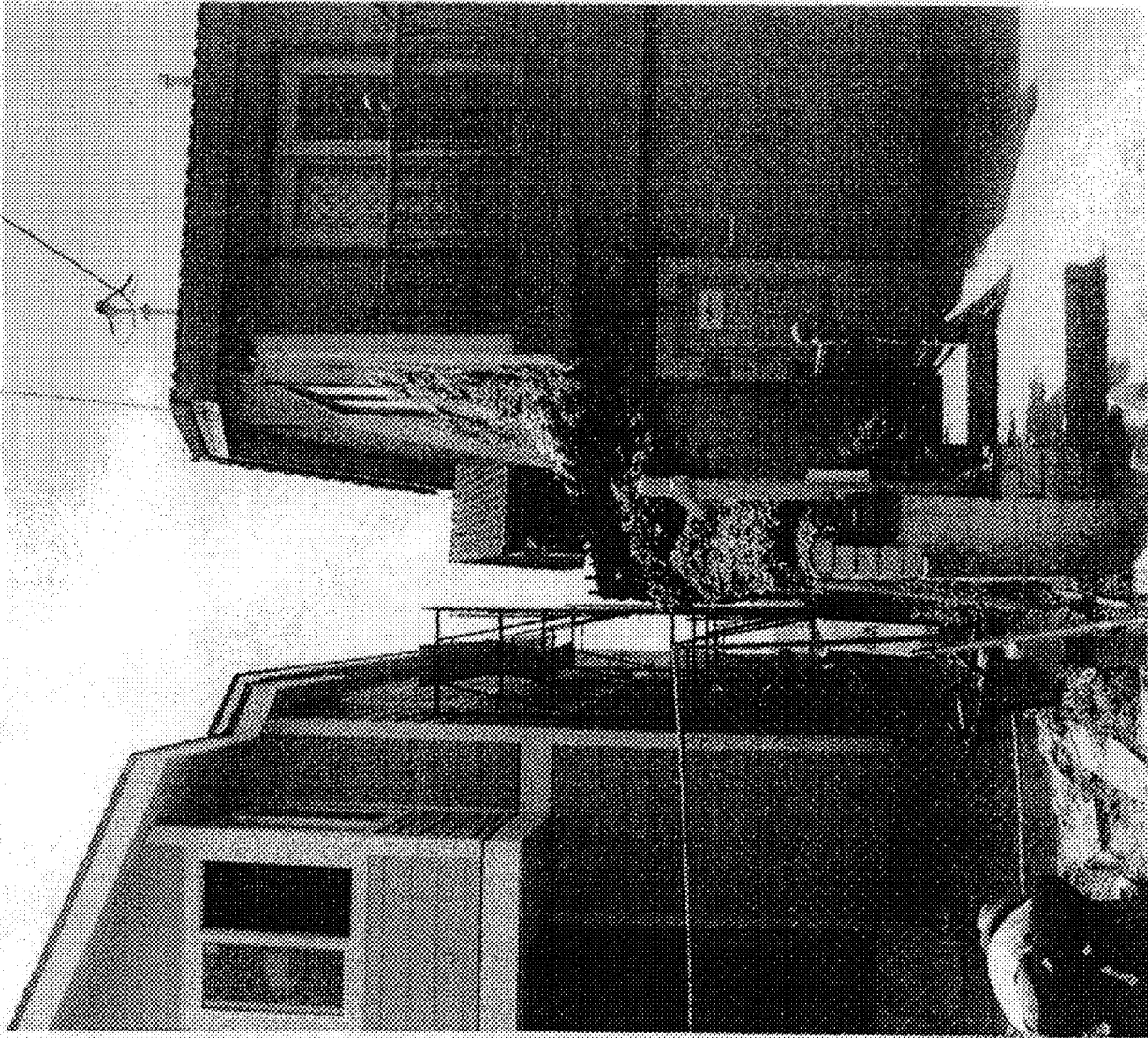
Variance/Coastal Development Permit
Parnel DRC2004-00224

EXHIBIT

1997 Patio Enclosure Permit



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PROJECT

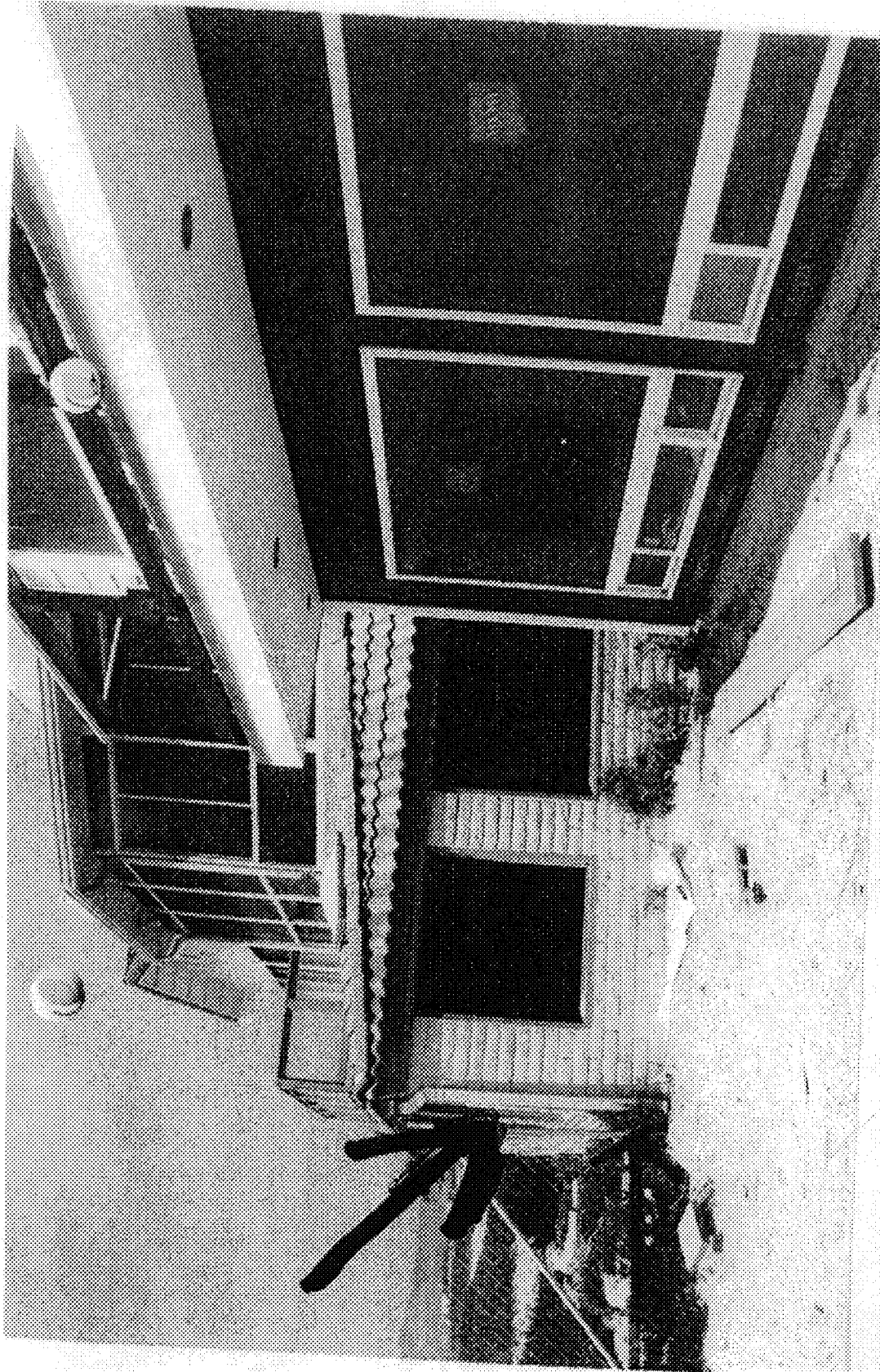
Variance/Coastal Development Permit
Parcel DRC2004-00224

EXHIBIT

1997 Patio Enclosure Permit



2-17



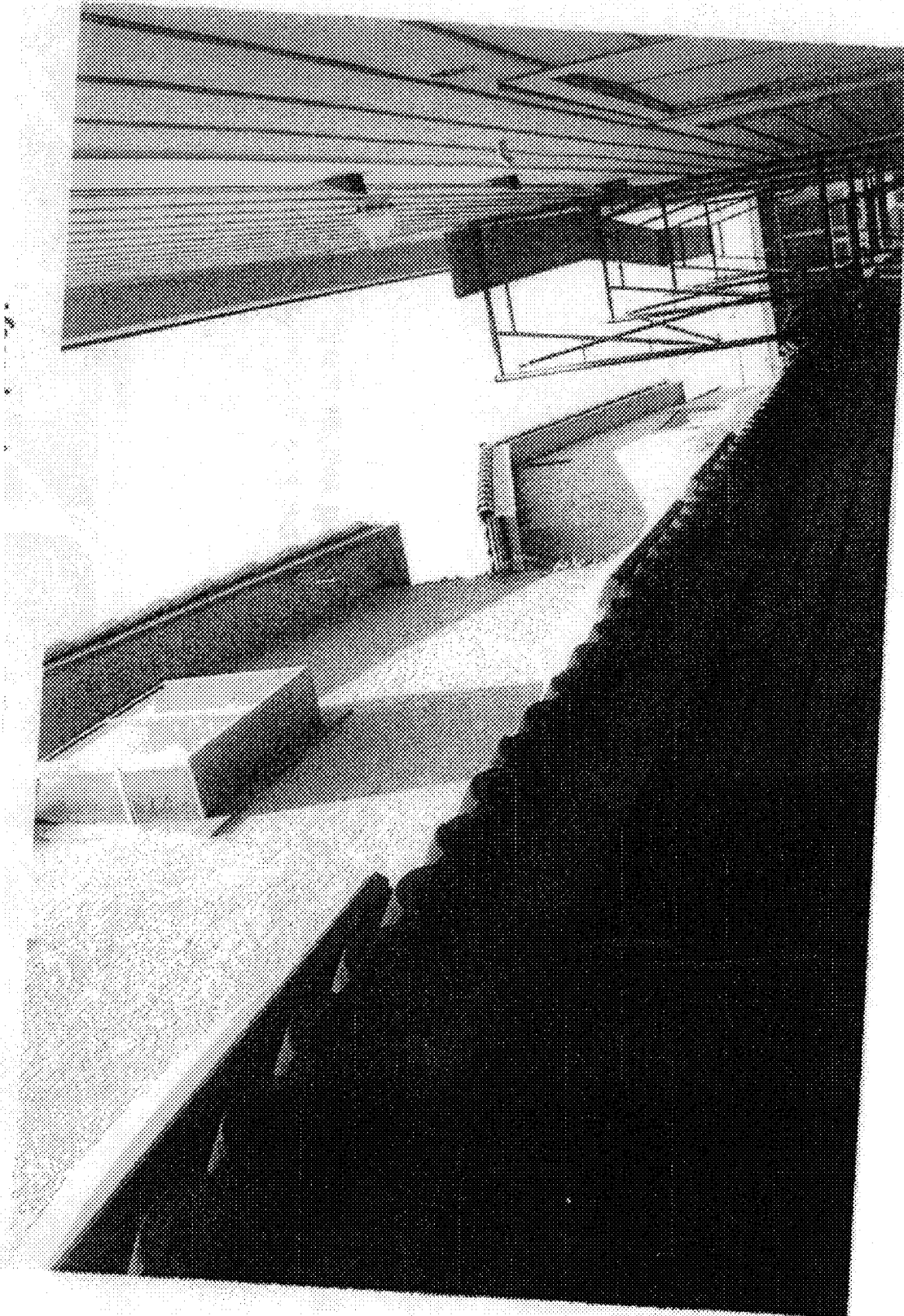
PROJECT

Variance/Coastal Development Permit
Pamel DRC2004-00224

EXHIBIT

1997 Patio Enclosure Permit





PROJECT

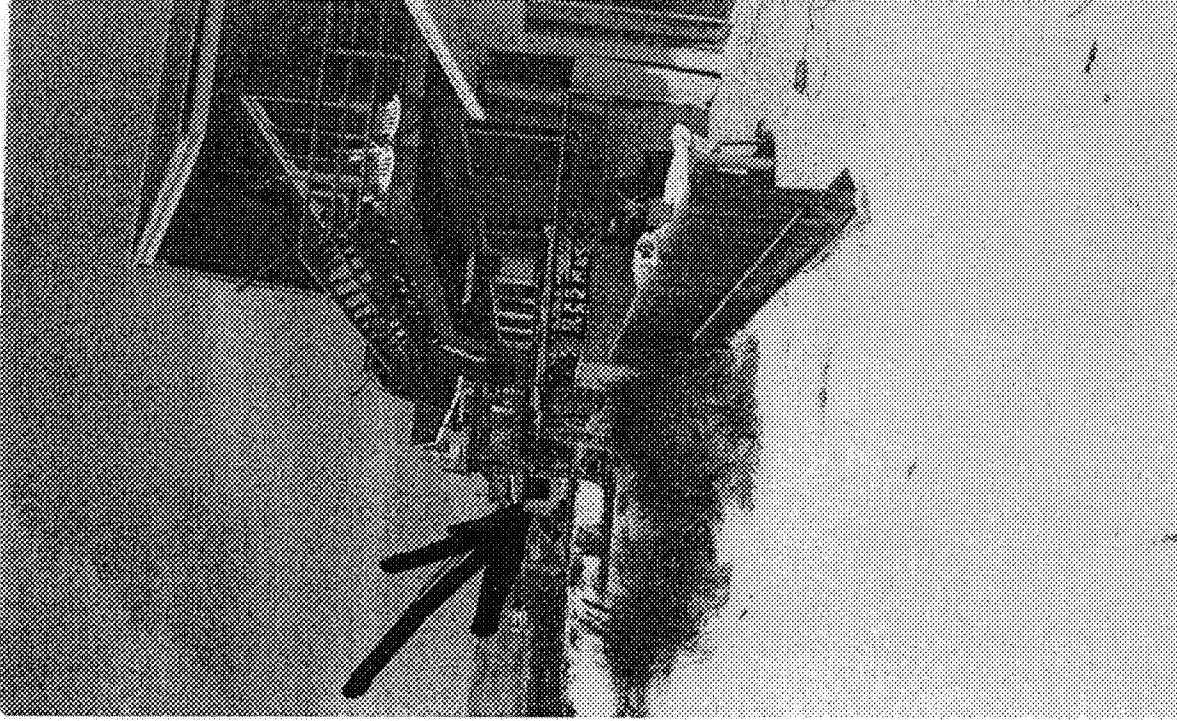
Variance/Coastal Development Permit
Parnel DRC2004-00224



EXHIBIT

1997 Patio Enclosure Permit

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PROJECT

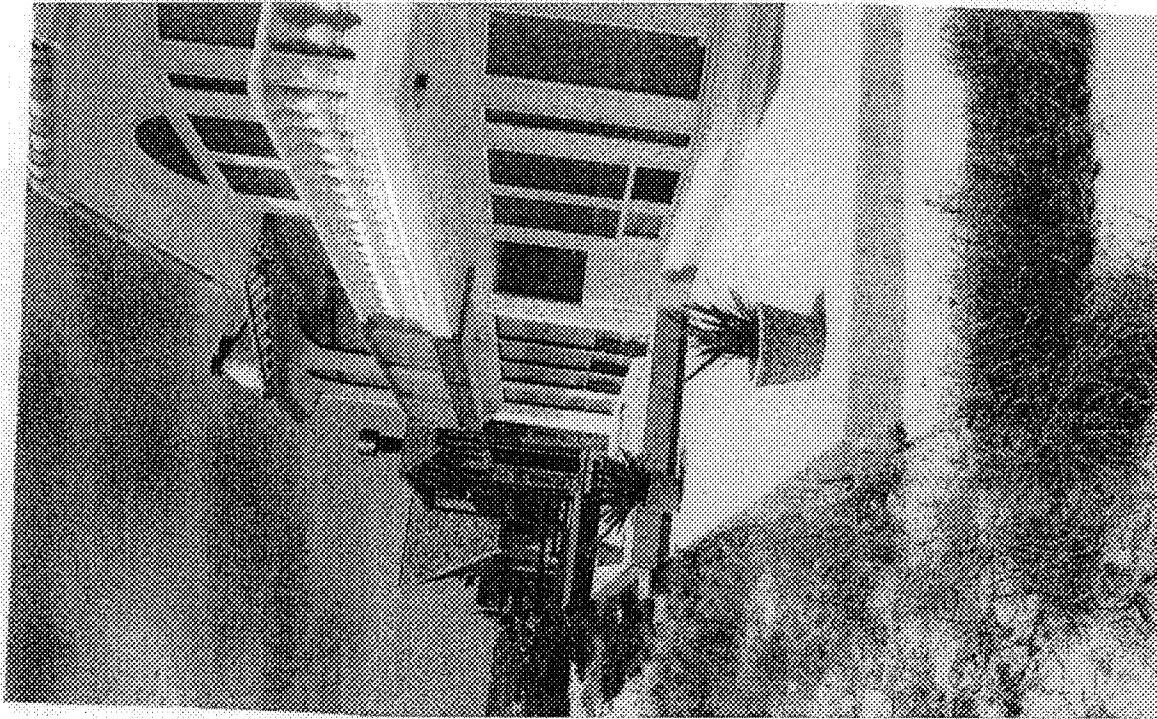
Variance/Coastal Development Permit
Pamel DRC2004-00224

EXHIBIT

1997 Patio Enclosure Permit



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PROJECT

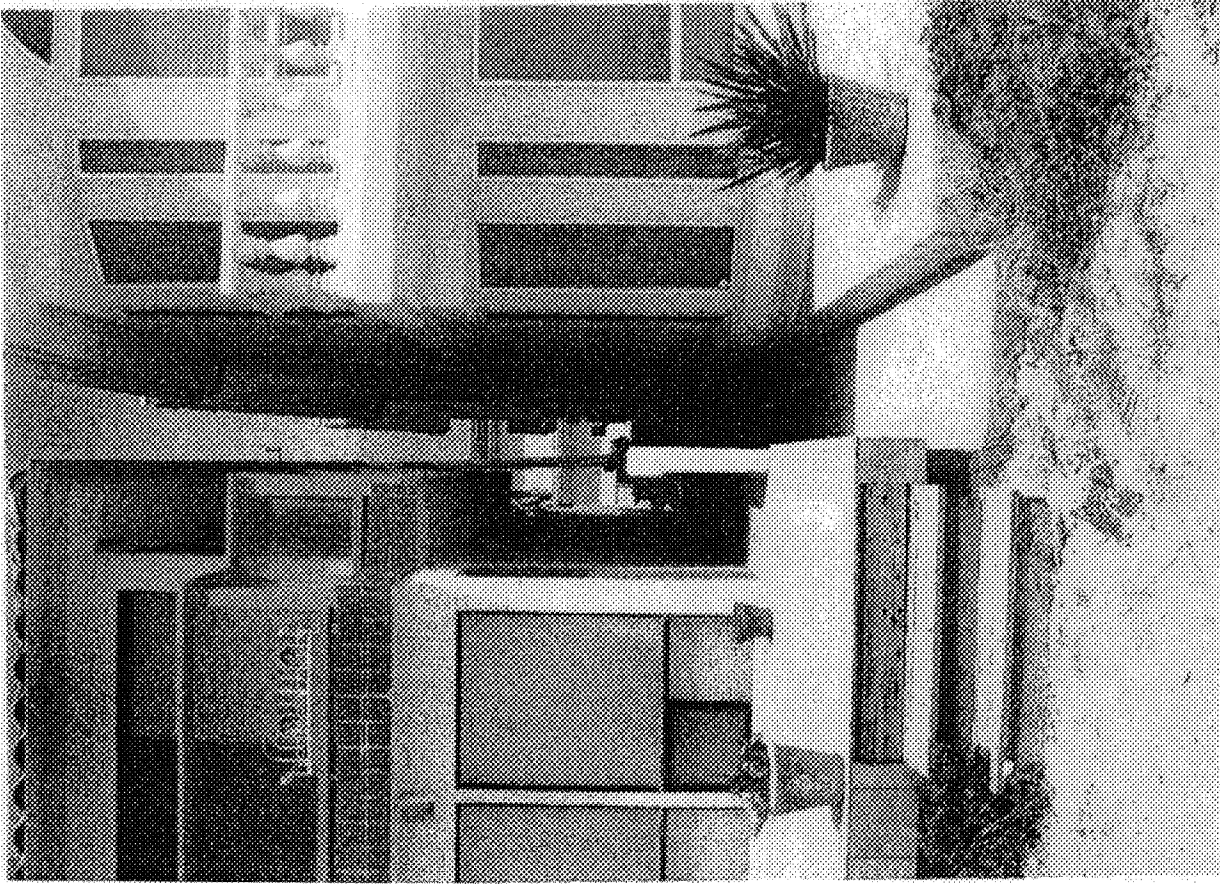
Variance/Coastal Development Permit
Pamel DRC2004-00224

EXHIBIT

1997 Patio Enclosure Permit



2-21



PROJECT

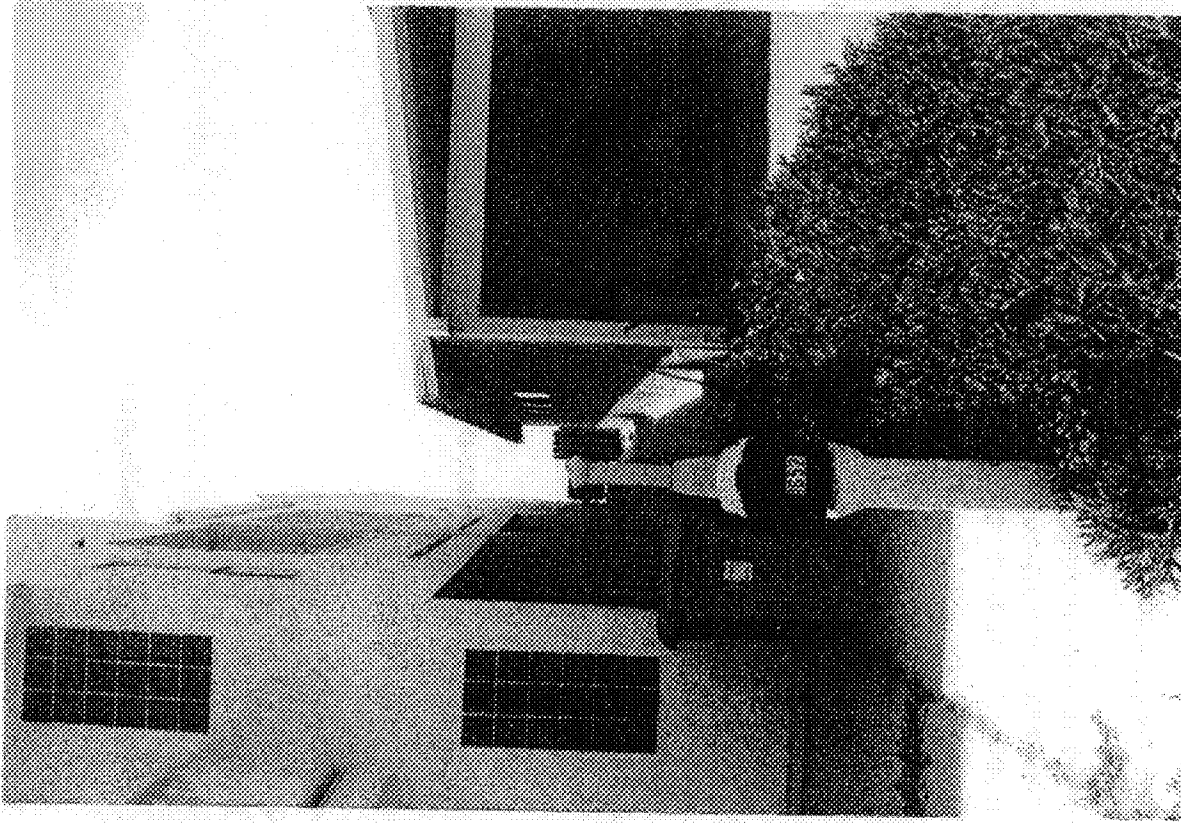
Variance/Coastal Development Permit
Pamel DRC2004-00224

EXHIBIT

1997 Patio Enclosure Permit



2.22



PROJECT

Variance/Coastal Development Permit
Pamel DRC2004-00224

EXHIBIT

1997 Patio Enclosure Permit



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ATTACHMENT TO VARIANCE APPLICATION

(Parnel-1560 Strand Way, Oceano, CA)

April 14, 2005

On February 28, 1997, Mr. Parnel, the owner of 1560 Strand Way, received a building permit to enclose his patio and rebuild his decking (Permit # A0419). At this same time he had his lower patio re-roofed. The lower patio had been enclosed since 1989, and previously consisted of glass roof panels.

The house was inspected on April 2, 1997, by the San Luis Obispo Department of Planning and Building, as evidenced by the attached Correction Notice. The house was re-inspected on April 11, 1997 and final approval was given to the project.

Mr. Parnel then began to receive notices from the San Luis Obispo Department of Planning and Building on August 22, 2002, that his house was in violation of County land use and zoning requirements. Mr. Parnel respectfully requests that his variance be approved, pursuant to the decision in Anderson v. City of La Mesa (1981) Cal.App.3d 657, for the following reasons:

1. The enclosed "patio enclosure" construction was inspected by the County in 1997 and approved.
2. There would be a substantial hardship to the Owner if forced to rebuild the patio enclosure.
3. A patio that extends to the property line is similar to others in the neighborhood such that no special privilege is granted by this application.
4. The granting of the variance will not adversely affect any persons residing in the vicinity.

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BELSHER & BECKER

ATTORNEYS AT LAW
412 MARSH STREET

SAN LUIS OBISPO, CALIFORNIA 93401

JOHN W. BELSHER
HOWARD MARK BECKER
STEVEN P. ROBERTS
GREGORY A. CONNELL

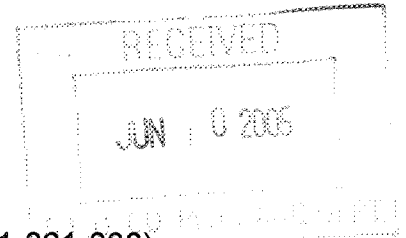
TELEPHONE (805) 542-9900

FAX (805) 542-9949

E-MAIL slolaw@belsherandbecker.com

June 8, 2005

Marsha Lee, Project Planner
San Luis Obispo County
Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408



Re: 1560 Strand Way / Parnel DRC 2004-00224 (APN 061-061-033)

Dear Ms. Lee:

We have completed a photo survey of the neighborhood in which the above referenced applicant resides. Please consider these photos as a supplemental response to our client's variance application.

We believe these pictures represent that our client is not asking for a special benefit greater to that of other residents in his community. An explanation of each photo is as follows:

Exhibit # 1

Photo A: Shows a patio wall similar to the applicant up to their property line

Photo B: Shows a roofed awning similar to applicants

Photo C: Shows another roofed awning on other side of house

Exhibit #2

Photo A: Shows two houses and small retaining wall on property line

Photo B: Shows other side of home built on property line

Photo C: Shows a patio wall and home built up to property line

Exhibit #3

Photo A: Three homes on Strand Way in Oceano

Photo B: Shows different size patios and patio walls and home buildout

Photo C: Another view of home buildout

Exhibit #4

Photo A: Shows two homes with enclosed patios

Photo B: Another view of enclosed patio built out to property line

Exhibit #5

Photo A: Shows retaining wall similar to applicants on property line

Photo B: Shows the close proximity of retaining wall to home

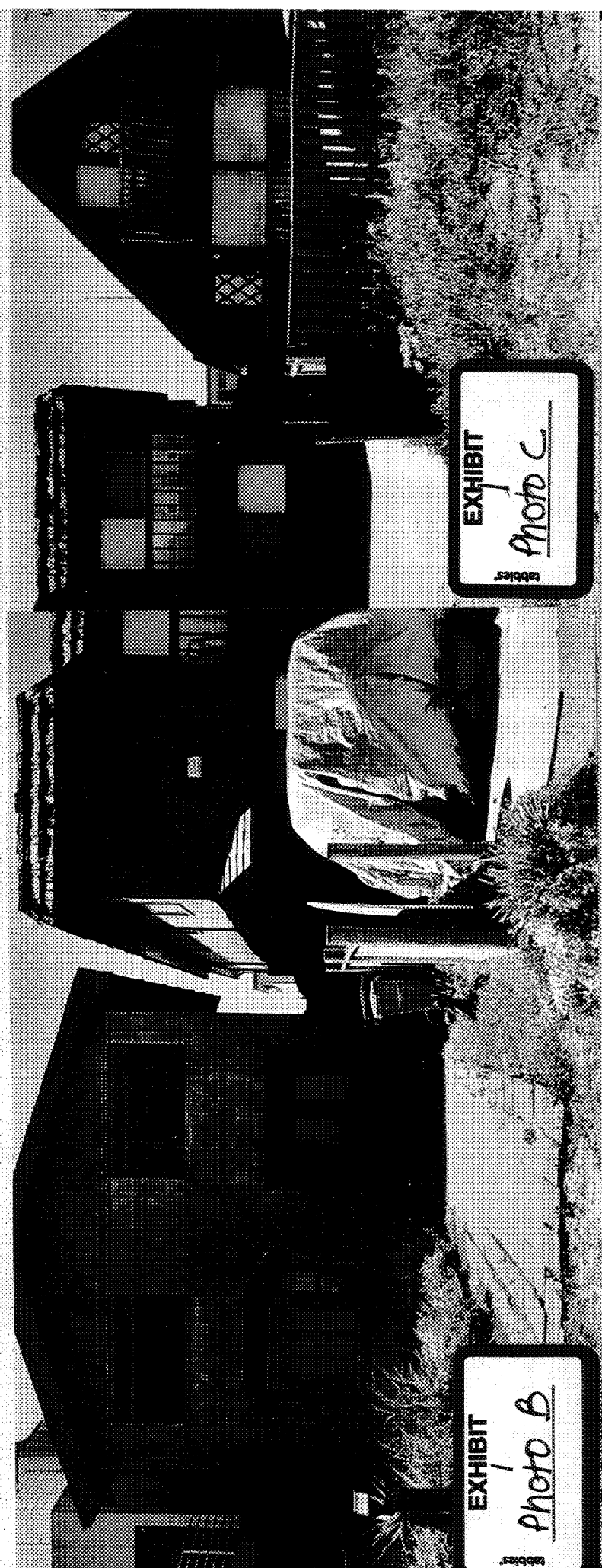
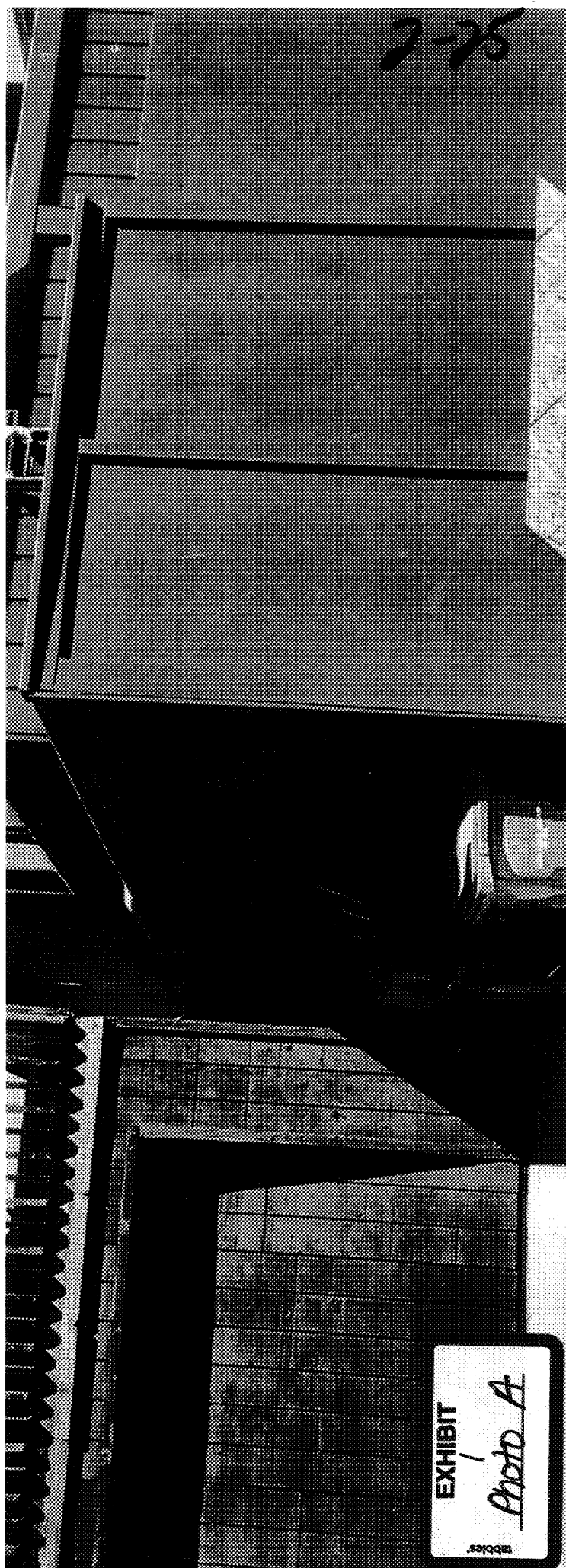
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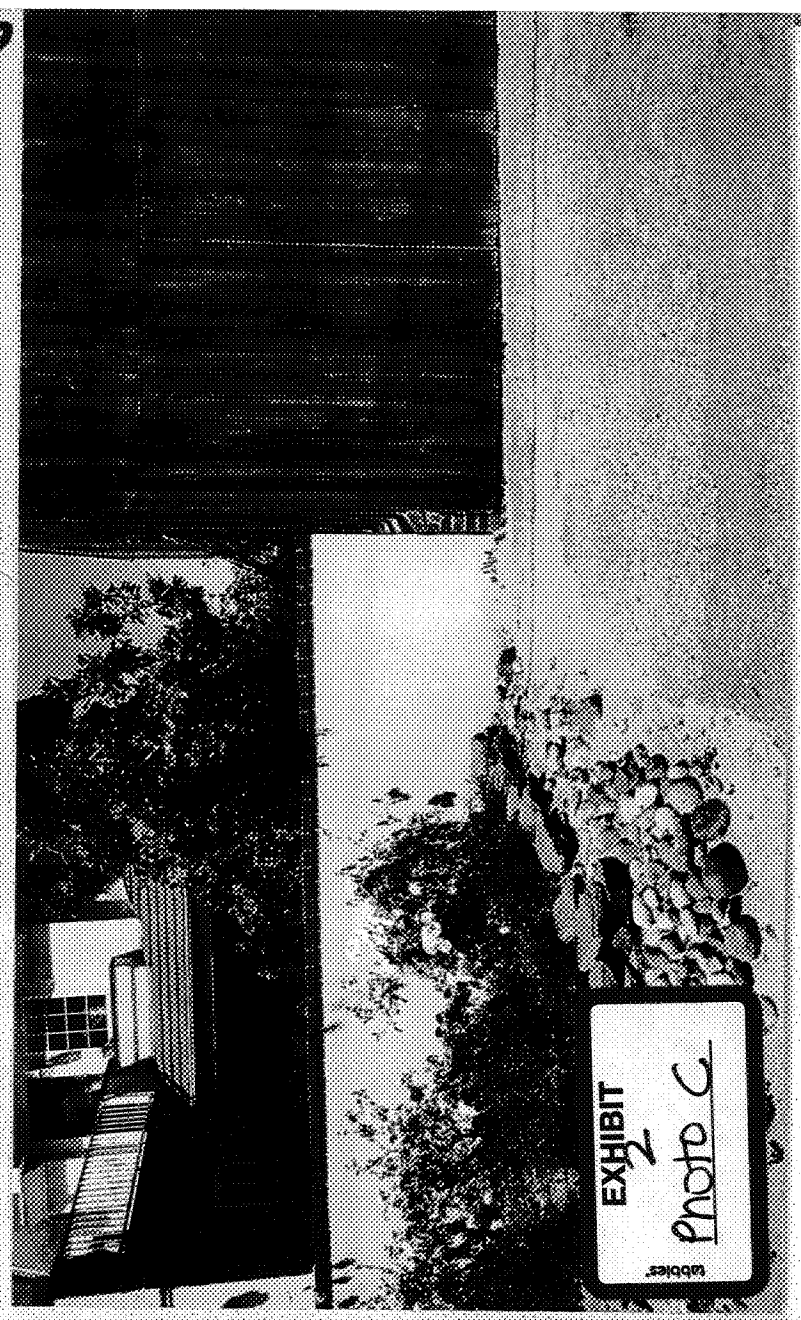
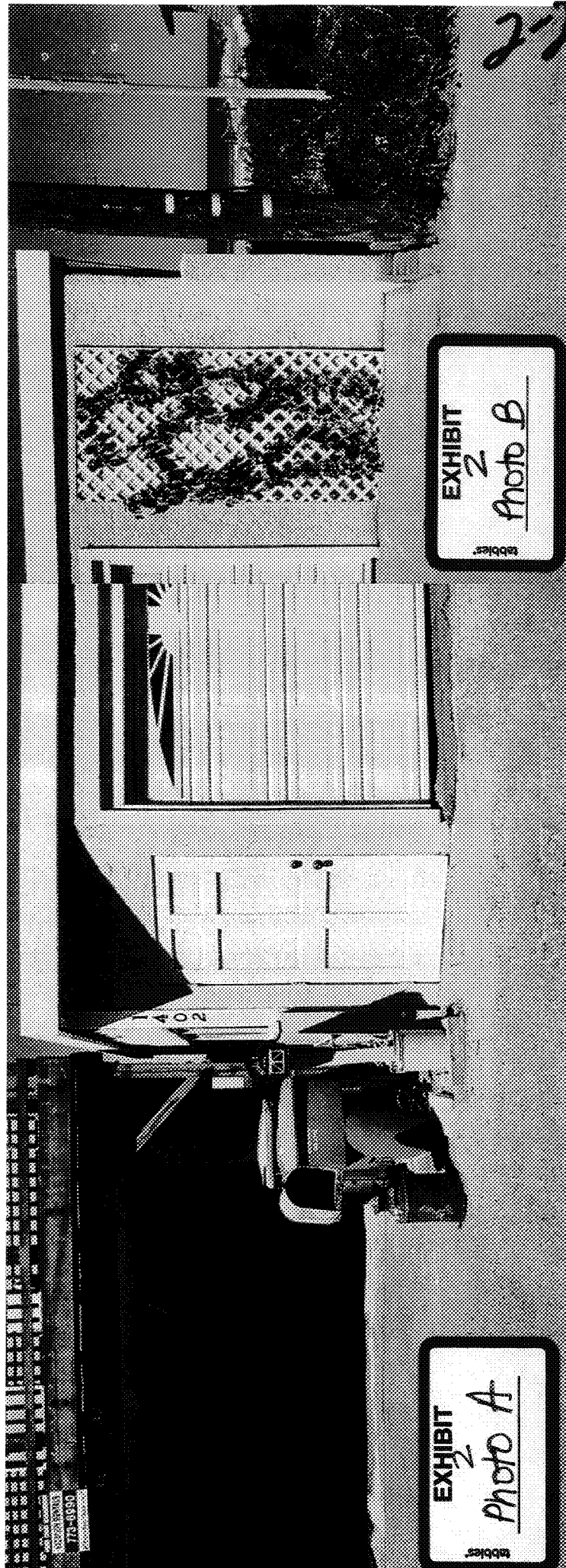
Gregory A. Connell, Esq.

GAC/ab

cc: client

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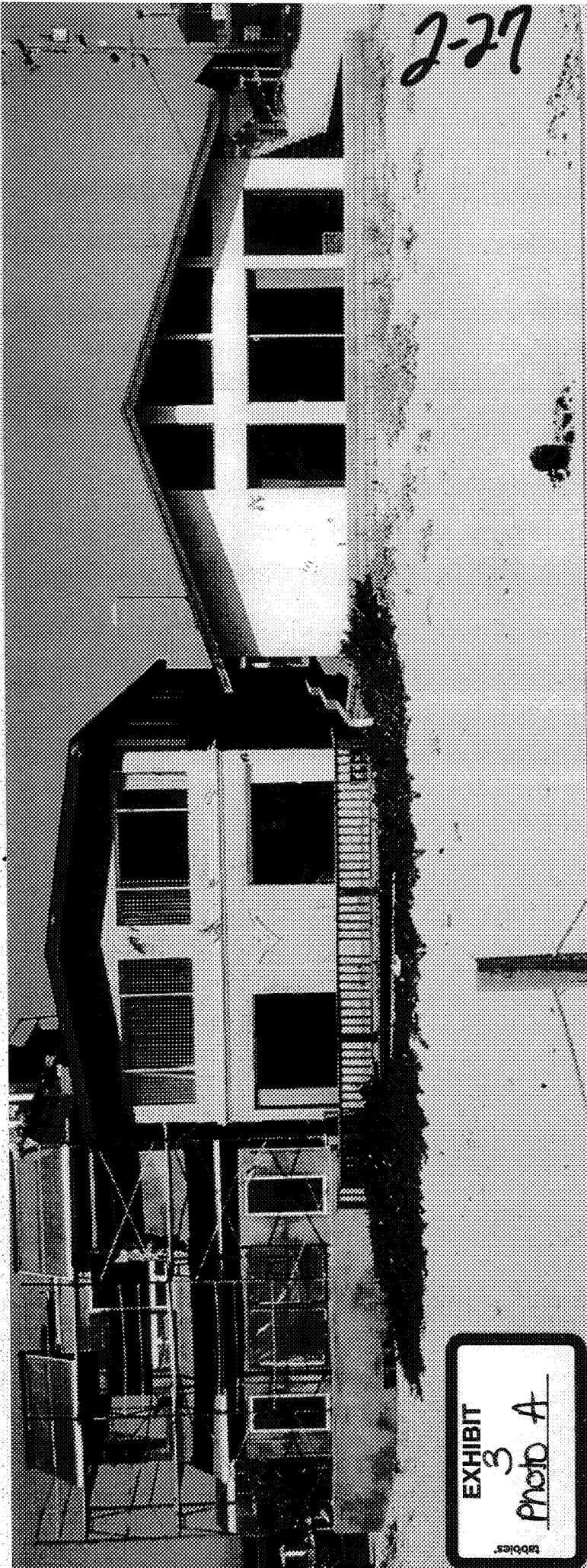


EXHIBIT
3
Photo A

labbies

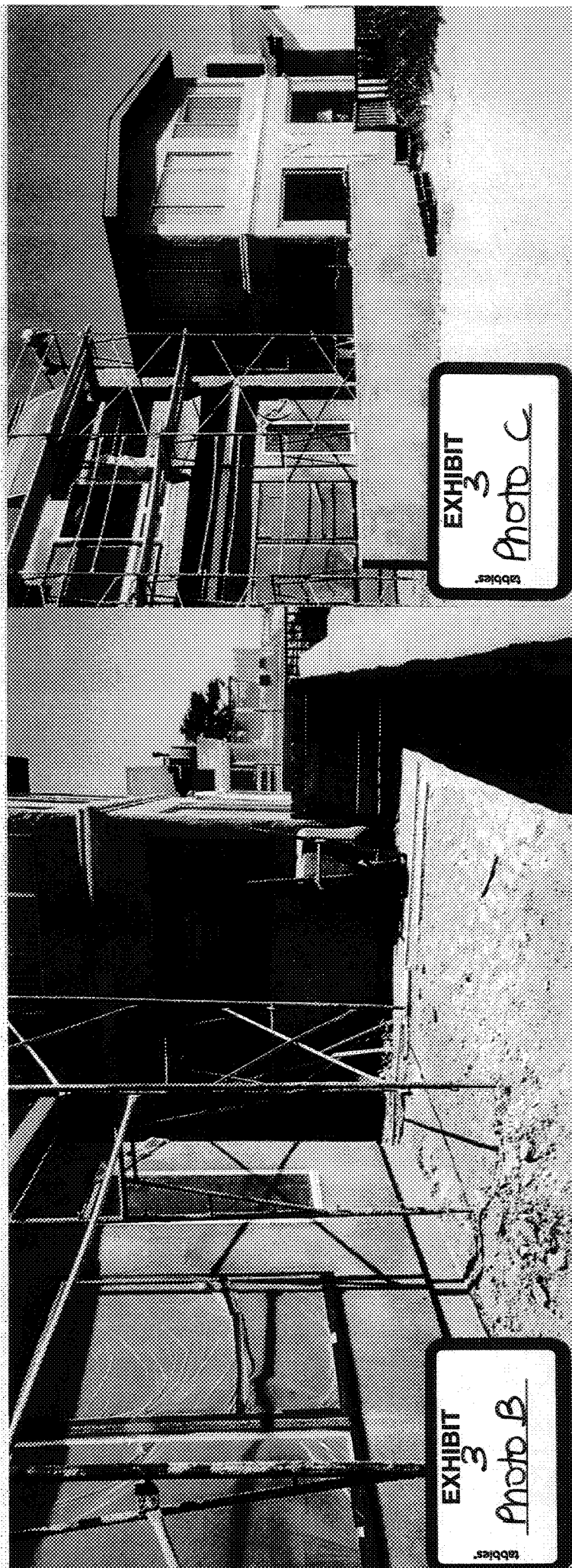


EXHIBIT
3
Photo B

labbies

EXHIBIT
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Photo C

labbies

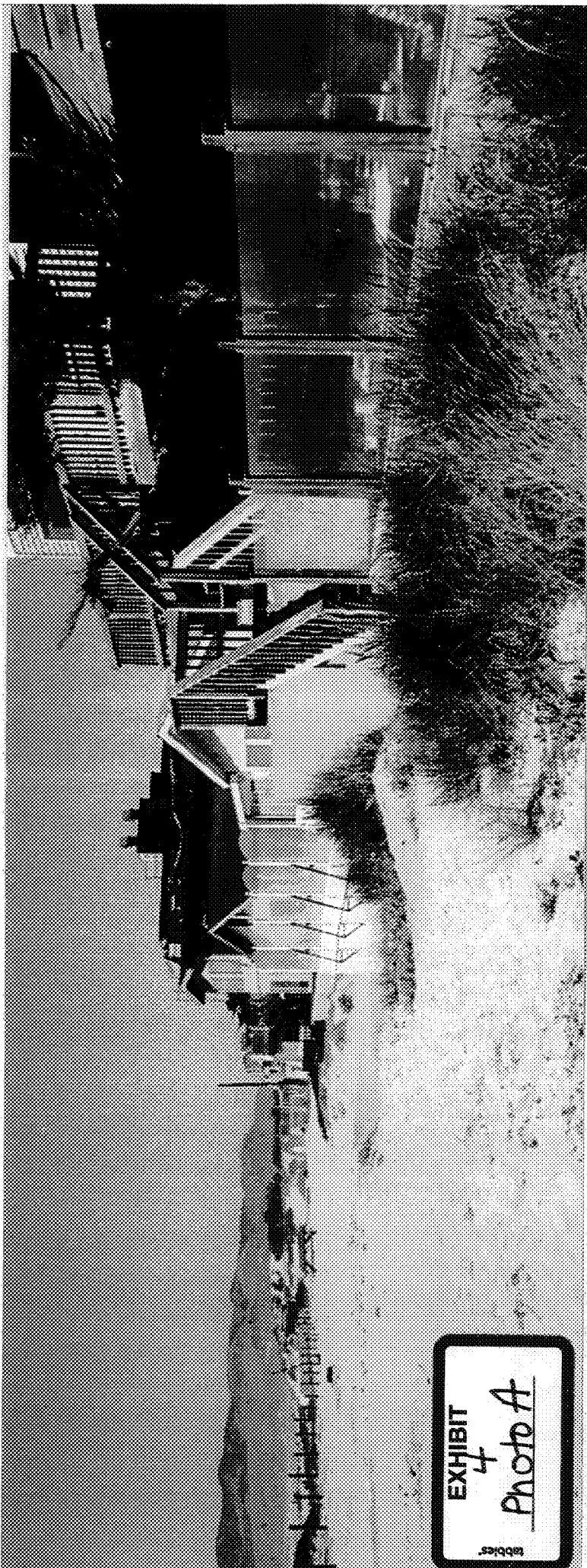


EXHIBIT
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Photo A

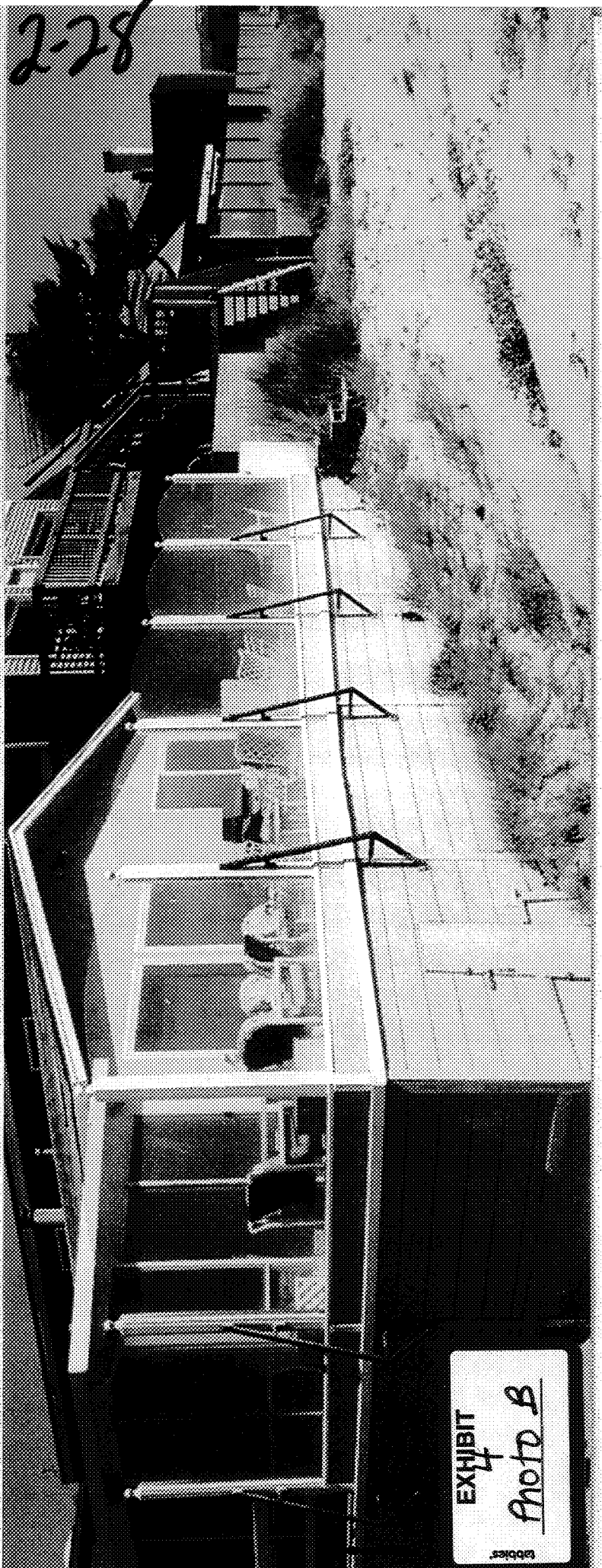


EXHIBIT
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Photo B

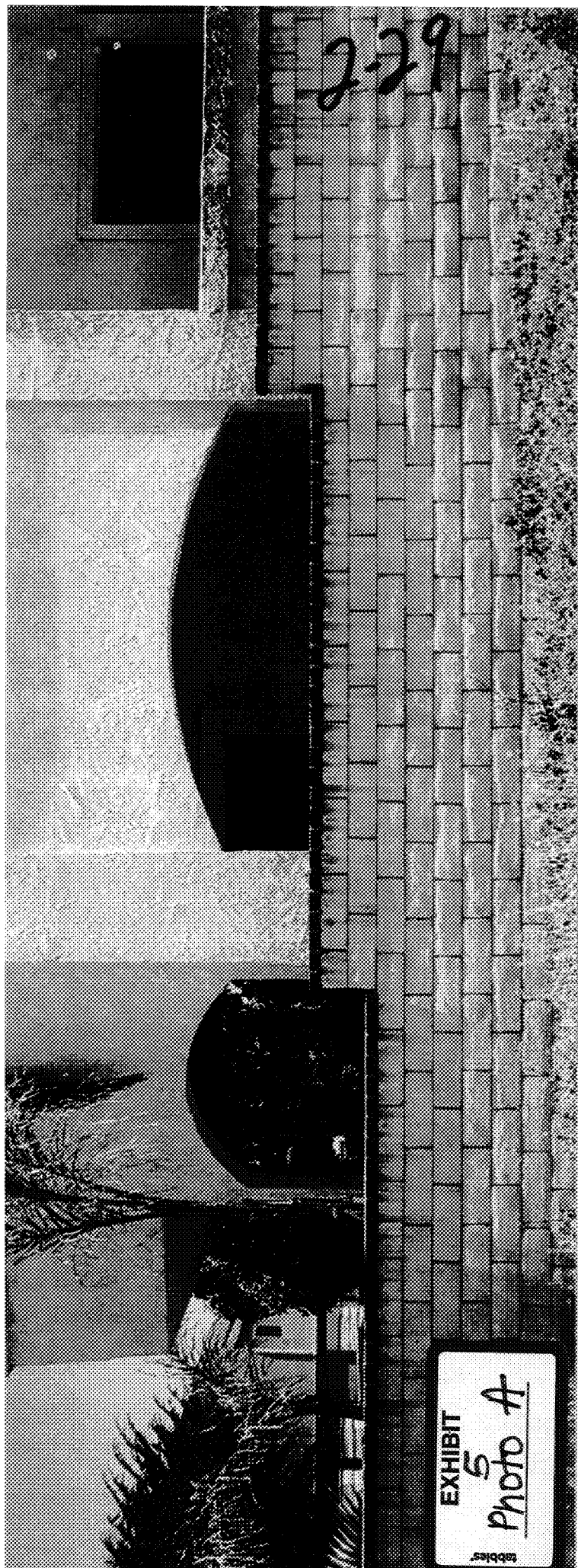


EXHIBIT
5
Photo A

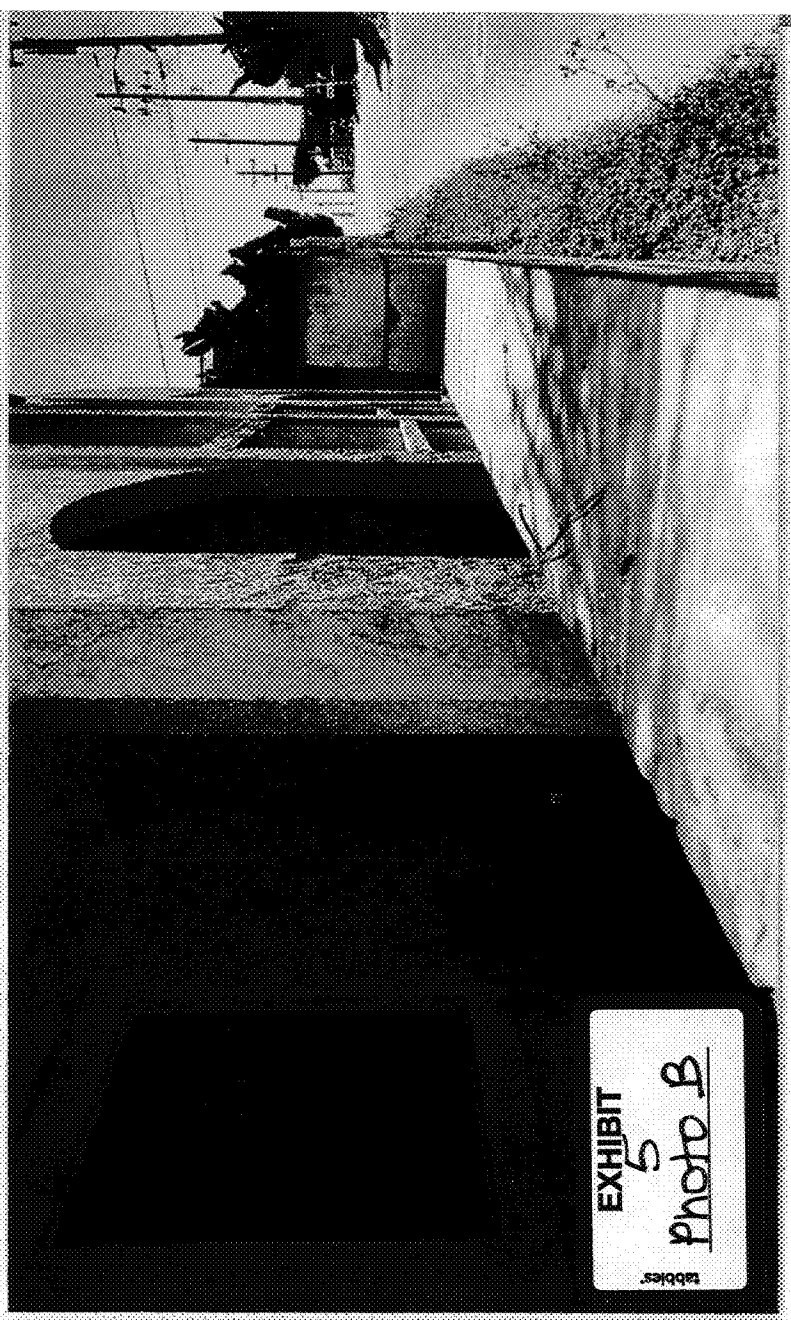
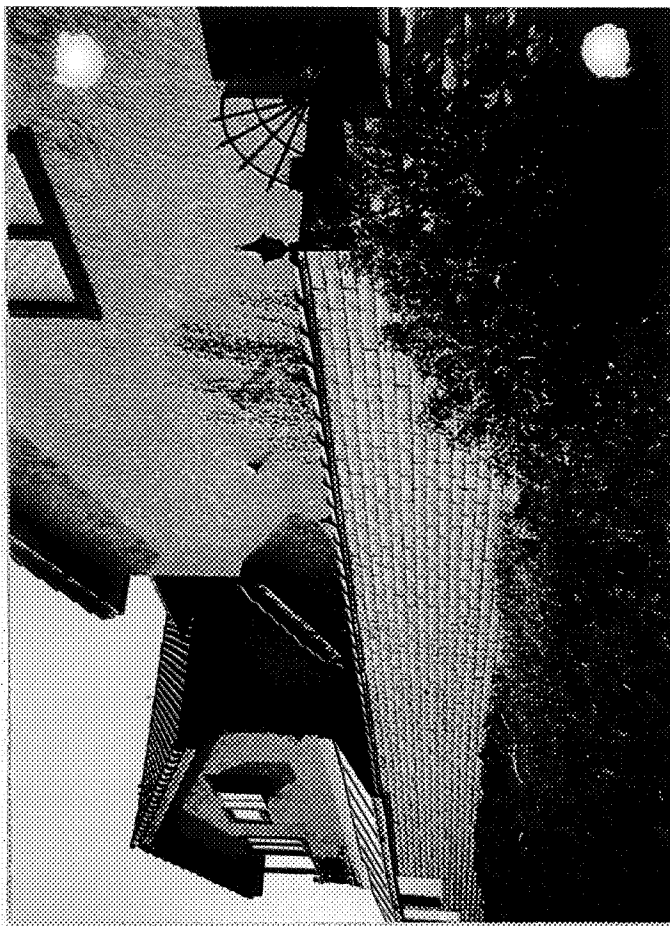


EXHIBIT
5
Photo B

2-30



2-31

BELSHER & BECKER

ATTORNEYS AT LAW
412 MARSH STREET

SAN LUIS OBISPO, CALIFORNIA 93401

JOHN W. BELSHER
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TELEPHONE (805) 542-9900

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E-MAIL siolaw@belsherandbecker.com

May 20, 2005

MAY 23 2005

Marsha Lee, Project Planner
San Luis Obispo County
Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Re: 1560 Strand Way / Parnel DRC 2004-00224 (APN 061-061-033)

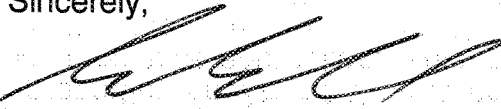
Dear Ms. Lee:

We are in receipt of your correspondence dated May 4, 2005 outlining additional information needed before you believe you can accept our variance application. Your request for information related to other properties on Strand Way is not one of the supplemental information items listed in your variance application. This request will be difficult and nearly impossible to accomplish since it includes information not readily available to the applicant. We will make our best effort to obtain pictures of these properties.

As you are most likely aware, each State agency and each local agency shall compile one or more list that shall specify in detail, the information that will be required from any applicant for a development project. California Government Code §65940. Since your demand for supplemental information regarding other properties on Strand Way is not listed in the variance application, we believe this information regarding is not necessary for you to process the application as complete. Furthermore, the variance application should be deemed accepted since the 30 day review period, pursuant to Government Code §65943, had passed as of May 14, 2005.

We respectfully request that our application for variance be accepted as complete for processing. If you have any further questions, please do not hesitate to contact this firm.

Sincerely,



Gregory A. Connell, Esq.

GAC/ab

cc: clients

P:\Angela's Files\John's clients\Parnel\Marsha Lee 01.wpd

2-32

CALIFORNIA GOVERNMENT CODE § 65940**CALIFORNIA CODES****CALIFORNIA GOVERNMENT CODE****Title 7. PLANNING AND LAND USE****Division 1. PLANNING AND ZONING****Chapter 4.5. REVIEW AND APPROVAL OF DEVELOPMENT PROJECTS****Article 3. Applications for Development Projects***Current through Stats 2005, Ch. 5***§ 65940.**

(a) Each state agency and each local agency shall compile one or more lists that shall specify in detail the information that will be required from any applicant for a development project. Each local agency shall revise the list of information required from an applicant to include a certification of compliance with Section 65962.5, and the statement of application required by Section 65943. Copies of the information, including the statement of application required by Section 65943, shall be made available to all applicants for development projects and to any person who requests the information.

(b) (1) The list of information required from any applicant shall include, where applicable, identification of whether the proposed project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined in Section 65944.

(2) The information described in paragraph (1) shall be based on information provided by the Office of Planning and Research pursuant to paragraph (2) of subdivision (d) as of the date of the application. Cities, counties, and cities and counties shall comply with paragraph (1) within 30 days of receiving this notice from the office.

(c) (1) A city, county, or city and county that is not beneath a low-level flight path or not within special use airspace and does not contain a military installation is not required to change its list of information required from applicants to comply with subdivision (b).

(2) A city, county, or city and county that is entirely urbanized, as defined in subdivision (e) of Section 65944, with the exception of a jurisdiction that contains a military installation, is not required to change its list of information required from applicants to comply with subdivision (b).

(d) (1) Subdivision (b) as it relates to the identification of special use airspace, low-level flight paths, military installations, and urbanized areas shall not be operative until the United States Department of Defense provides electronic maps of low-level flight paths, special use airspace, and military installations, at a scale and in an electronic format that is acceptable to the Office of Planning and Research.

(2) Within 30 days of a determination by the Office of Planning and Research that the information

provided by the Department of Defense is sufficient and in an acceptable scale and format, the office shall notify cities, counties, and cities and counties of the availability of the information on the Internet.

History. Amended by Stats 2004 ch 906 (SB 1462), s 4, eff. 1/1/2005

7-34

CALIFORNIA GOVERNMENT CODE § 65943**CALIFORNIA CODES****CALIFORNIA GOVERNMENT CODE****Title 7. PLANNING AND LAND USE****Division 1. PLANNING AND ZONING****Chapter 4.5. REVIEW AND APPROVAL OF DEVELOPMENT PROJECTS****Article 3. Applications for Development Projects***Current through Stats 2005, Ch. 5***§ 65943.**

(a) Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant for the development project. If the written determination is not made within 30 days after receipt of the application, and the application includes a statement that it is an application for a development permit, the application shall be deemed complete for purposes of this chapter. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which the public agency shall determine the completeness of the application. If the application is determined not to be complete, the agency's determination shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the public agency in response to the list and description.

(b) Not later than 30 calendar days after receipt of the submitted materials, the public agency shall determine in writing whether they are complete and shall immediately transmit that determination to the applicant. If the written determination is not made within that 30-day period, the application together with the submitted materials shall be deemed complete for purposes of this chapter.

(c) If the application together with the submitted materials are determined not to be complete pursuant to subdivision (b), the public agency shall provide a process for the applicant to appeal that decision in writing to the governing body of the agency or, if there is no governing body, to the director of the agency, as provided by that agency. A city or county shall provide that the right of appeal is to the governing body or, at their option, the planning commission, or both.

There shall be a final written determination by the agency on the appeal not later than 60 calendar days after receipt of the applicant's written appeal. The fact that an appeal is permitted to both the planning commission and to the governing body does not extend the 60-day period. Notwithstanding a decision pursuant to subdivision (b) that the application and submitted materials are not complete, if the final written determination on the appeal is not made within that 60-day period, the application with the submitted materials shall be deemed complete for the purposes of this chapter.

(d) Nothing in this section precludes an applicant and a public agency from mutually agreeing to an extension of any time limit provided by this section.

(e) A public agency may charge applicants a fee not to exceed the amount reasonably necessary to provide the service required by this section. If a fee is charged pursuant to this section, the fee shall be collected as part of the application fee charged for the development permit.

Construction Permit

San Luis Obispo County Planning Department

THIS PERMIT CONSTITUTES AUTHORIZATION BY THE COUNTY OF SAN LUIS OBISPO ALLOWING CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE COUNTY CODE.

Project Address: 1500 Strand Way Locality: Ocean P.F.N. 61-061-33

Lot Number: 34 Block: 39 Tract / Other: OCEAN BEACH

P.A. 313 Comm. CCNO LUC 100 Class. Desc. LC9/AB In Coastal Zone EX Lot Size 3200 sq ft

PARCEL, Front & Jan 515 E. Providencia Avenue, Apt. F. Burbank, CA 91501 (505) 845-8190

Owner (Resident) Mailing Address: Pacific Coastline Corporation P.O. Box 1454 Arroyo Grande, CA 93423 (505) 481-9992

Business Hour Phone: (505) 481-9992

Contractor or Owner Mailing Address: Pacific Coastline Corporation P.O. Box 1454 Arroyo Grande, CA 93423 (505) 481-9992

Architect, Engineer or Designer: **COMPLETED** Permit No. State License No.

LEGAL DECLARATIONS

LICENSED CONTRACTORS DECLARATION:
I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the California Business and Professions Code, and my license is in full force and effect.

L.C. Use Class: General Contracting

License Number: B 481995

Contractor: Pacific Coastline Corp Date: 3-20-86

OWNER BUILDER DECLARATION:
I am exempt from the contractor's license law for the following reason:
☐ I, as owner of this property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale.
☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

☐ I am exempt under Sec. _____ B, P. & C. for _____

Reason: _____

Date: _____ Applicant: _____

WORKERS COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers Compensation Insurance, or a certified copy hereof (Sec. 3800, Calif. Labor Code).
☒ Certified copy is hereby furnished.
☒ Certified copy is filed with the county Planning Department.

Date: 3-20-86 Applicant: Pacific Coastline Corp

CERTIFICATE OF EXEMPTION FROM WORKERS COMP. INSURANCE
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date: _____ Applicant: _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Calif. Civil Code).

Lender's Name: None

Lender's Address: _____

NOTICE

The Uniform Building Code requires that this permit become null and void if work or construction authorized is not started within 180 days after the permit is issued, or if construction or work is suspended or abandoned for a period of 180 days any time after work is commenced.

I certify under penalty of perjury that I have read this application and state that the above information is correct. I agree to comply with all county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above mentioned property for inspection purposes.

Signature of Contractor or Authorized Agent: [Signature]

Signature of Owner (If Owner Builder): _____

I.D. Verification: _____ Date: _____

PROJECT INFORMATION

Type of Project: GRADING

Proposed Use: SITE ELEVATION

Setbacks: Front _____ Side _____ Rear _____

Habitable Floor Area: _____ Garage: _____ Barn: _____

Carport: _____ Covered Porch: _____ Deck: _____ Storage: _____

No. Bedrooms: _____ No. Bathrooms: _____ No. Stories: _____

Relating Wall Information: _____ Square Foot: _____

Height: _____ Length: _____

Mobile/Modular Home Information: Manufacture: _____

Year: _____ Serial No: _____ E.O.H. No: _____

O.M.V. License No: _____ State: _____ No. Bedrooms: _____

Moved Building Information: Locality: _____

Present Location: _____

Proposed Use: _____ Tot. Len. Ft. of Fdn: _____

Grading Information: Tot. Cut: 900 Cu. Yds. Area of Disturbance: 6,000 Sq. Yds.

Tot. Fill: 900 Cu. Yds. Area of Disturbance: 6,000 Sq. Yds.

TYPE OF CONSTRUCTION: SLOPE 2:1

Foundation: _____ Footing: _____

Roof Covering Material: _____ Exterior Wall: _____

Mechanical and Energy Information: Type Space Heating: _____

Type Water Heating: _____ Fireplace Type: _____

Utility Information: Water Source: _____

Sewage Disposal: _____ Fuel Gas Type: _____

Method of Energy Compliance: None

FEES

TOTAL VALUATION: (for 20% form only)			
Plan Review	- \$ 52.00	Building	- \$
Energy Review	- \$	Grading	- \$ 150.00
Plot Plan	- \$ 16.00	Plumbing	- \$
Microform	- \$ 4.00	Electrical	- \$
Drainage	- \$	Mechanical	- \$
Fire Plan	- \$	SNIP Tax	- \$
Tree Removal	- \$	Easement	- \$
Adjustment	- \$		- \$
Investigation	- \$		- \$
Violation Fee	- \$		- \$
	- \$	Subtotal	- \$ 154.00
	- \$ 70.00	Total Fee	- \$ 224.00

REQUIREMENTS FOR FINAL INSPECTION

Curb, gutter and sidewalks	Fire Safety Improvements
Road Tax	Parking Lot Improvements
Land Use Permit Conditions	Fencing Improvements
Landscaping Improvements	Other
Easement Type	Other

Private Sewage Disposal System Requirements:

Catchment Tank: _____ Sq. Ft. Catch Area: _____

SPECIAL CONDITIONS:

Date Received: 3-20-86 Receipt No: 101285 PM

Ready To Issue Date: 3/27/86 By: Phelan

Date Issued: 3-27-86 Issued By: San. Follow

MAILING ADDRESS: COUNTY GOVERNMENT CENTER, SAN LUIS OBISPO, CA 93408 (505) 549-5002

PERMIT NO.
53081

Construction Permit

San Luis Obispo County Planning Department

THIS PERMIT CONSTITUTES AUTHORIZATION BY THE COUNTY OF SAN LUIS OBISPO ALLOWING CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE COUNTY CODE.

Project Address: 1560 Strand Way Locality: Oceans A.P.N.: 61-061-33

Lot Number: 19 Block: 39 Tract / Other: OCEANO BEACH #2

P.A.: 51R Comm: OC90 LUC: RNF Comb. Desig: LCP/AR In Coastal Zone: IN Lot Size: 30x100

Owner Name(s): PARNELL, Frank & Jan Mailing Address: 615 E. Providencia Ave. Apt. C, Burbank, CA 91501 Zip Code: 91501 Business Hour Phone: (805) 481-9492

Contractor or Mover: Scott Hicks Mailing Address: 1367 Grand Ave. Grover City, CA 93433 Phone No: 481-3729 State License No: 481-995

Architect, Engineer or Designer: Pacific Coastline Corp Mailing Address: P.O. Box 1454 Arroyo Grande, CA 93420 Phone No: (805) 481-9492 State License No: 481-995

LEGAL DECLARATIONS COMPLETED

LICENSED CONTRACTORS DECLARATION:

I am licensed under the provisions of Chapter 1 of the California Labor Code, with Section 70007 of the California Labor Code, and I am duly qualified in full form and effect.

License Class: B

License Number: 481995

Contractor: Pacific Coastline Corporation Date: Aug 29, '86

OWNER BUILDER DECLARATION:

I am exempt from the contractor's license law for the following reason:
☐ I, as owner of the property, or my employees with wages, as their sole compensation will do the work, and the structure is not intended or offered for sale.
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

☐ I am exempt under Sec. _____, B.P.C.L. for

this reason:

Date: _____ Applicant: _____

WORKERS COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers Compensation Insurance, or a certified copy thereof (Sec. 3800, Calif. Labor Code).

☒ Certified copy is hereby furnished.
☒ Certified copy is filed with the county Planning Department.

Date: Aug 29, '86 Applicant: Pacific Coastline Corp

CERTIFICATE OF EXEMPTION FROM WORKERS COMP. INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date: _____ Applicant: _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 9097, Calif. Civil Code).

Lender's Name: 78nd

Lender's Address: _____

NOTICE

The Uniform Building Code requires that this permit become null and void if work or construction authorized is not started within 180 days after the permit is issued, or if construction or work is suspended or abandoned for a period of 180 days any time after work is commenced.

I certify under penalty of perjury that I have read this application and state that the above information is correct. I agree to comply with all county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above mentioned property for inspection purposes.

Pacific Coastline Corporation
Edward M. Wells
 Signature of Contractor or Authorized Agent

Signature of Owner (if Owner Builder): _____

I.D. Verification: _____ Date: _____

PROJECT INFORMATION

Type of Project: NEW

Proposed Use: CONSTRUCT NEW SFD

Sublots: Front: 14 Side: 3 Rear: 10

Habitable Floor Area: 1976 Garage: 506 Barn: _____

Carport: _____ Deck: _____ Storage: _____

No. Bedrooms: 3 No. Bathrooms: 3 No. Stories: 2

Retaining Wall Information: _____ Square Feet: _____

Height: _____ Length: _____

Mobile/Modular Home Information: Manufacturer: _____ D.O.B. No: _____

Year: _____ Serial No: _____

I.M.V. License No: _____ State: _____ No. Bedrooms: _____

Moved Building Information: Locality: _____

Present Location: _____

Proposed Use: _____ Tot. Lin. Ft. of Fdn: _____

Grading Information: Tot. Cut: _____ Cu. Yds: _____

Tot. Fill: _____ Cu. Yds: _____ Area of Disturbance: _____

TYPE OF CONSTRUCTION: VR DCC Group: R-2

Foundation: slab Frame: wood Roof Slope: 5/12

Roof Covering Material: tile Exterior Wall: stucco

Mechanical and Energy Information: Type Space Heating: gas

Type Water Heating: solar Fireplace Type: Y

Utility Information: Water Source: comm

Sewage Disposal: comm Fuel Gas Type: natural

Method of Energy Compliance: _____

FEES

TOTAL VALUATION (for bldg. permit use only)		
Plan Review	\$ 312.33	Building
Energy Review	\$ 40.05	Grading
Pilot Plan	\$ 15.00	Plumbing
Microform	\$ 4.00	Electrical
Drainage	\$	Mechanical
Fire Plan	\$	SMIP
Tree Removal	\$	Encroachment
Adjustment	\$	
Investigation	\$	
Violation Fee	\$	
		Subtotal
	\$ 379.38	Total Fee

REQUIREMENTS FOR FINAL INSPECTION

_____ Curbs, gutter and sidewalk	_____ Tree Safety Improvements
_____ Road Tax	_____ Parking Lot Improvements
_____ Land Use Permit Conditions	_____ Fencing Improvements
_____ Landscaping Improvements	_____ Other
_____ Encroachment Type	_____ Other

Private Sewage Disposal System Requirements:

Gallon Septic Tank: _____ Sq. Ft. Leach Area: _____

SPECIAL CONDITIONS:

Date Received: _____ Receipt No: PM

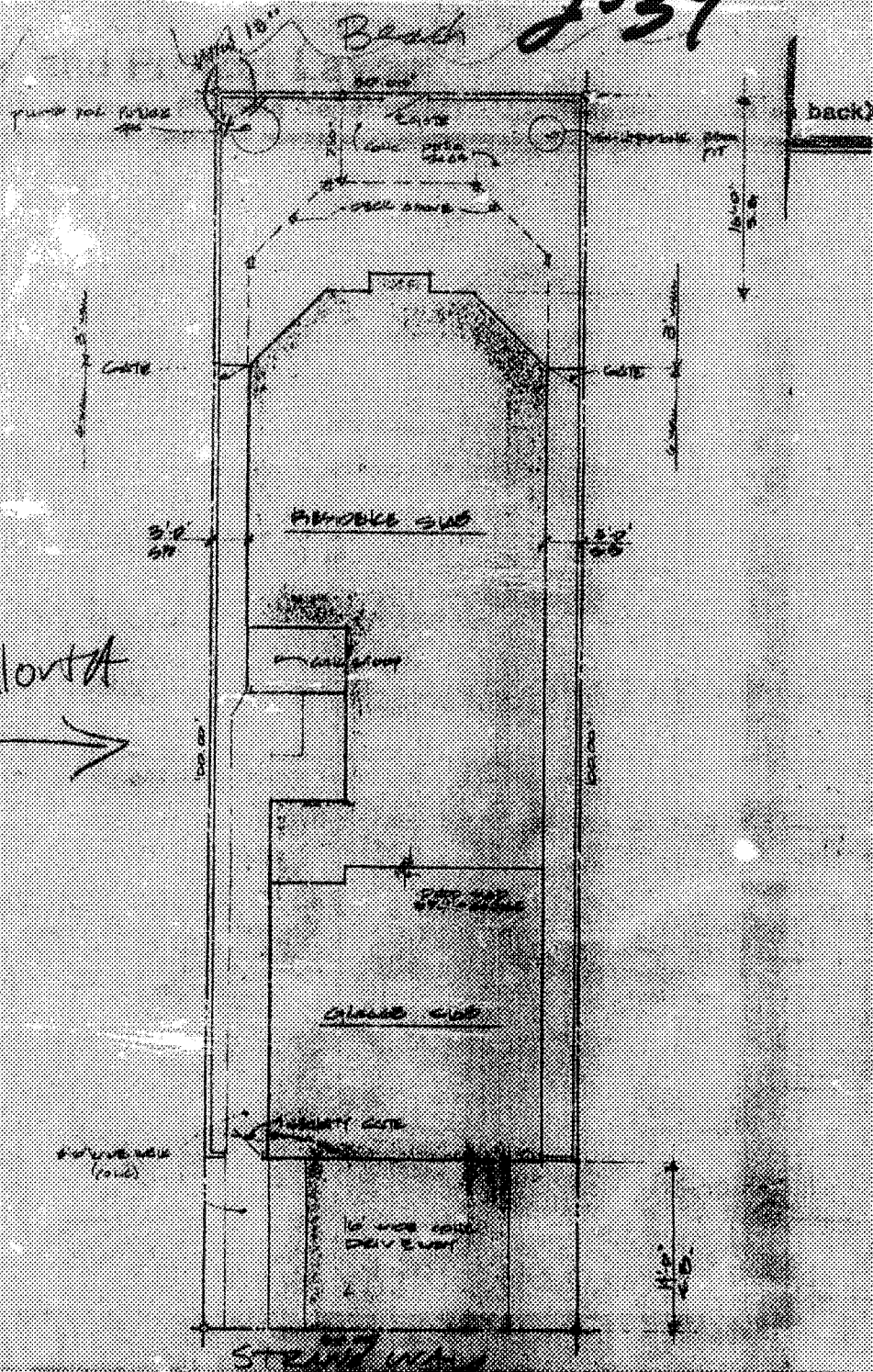
Ready To Issue Date: 8/29/86 By: Charles

Date Issued: 8-29-86 Issued By: Safesaw

MAILING ADDRESS: COUNTY GOVERNMENT CENTER, SAN LUIS OBISPO, CA 93408 (805) 549-5602

PERMIT NO.
54314

Prope
San Luis



North
→

Parnel

#54314

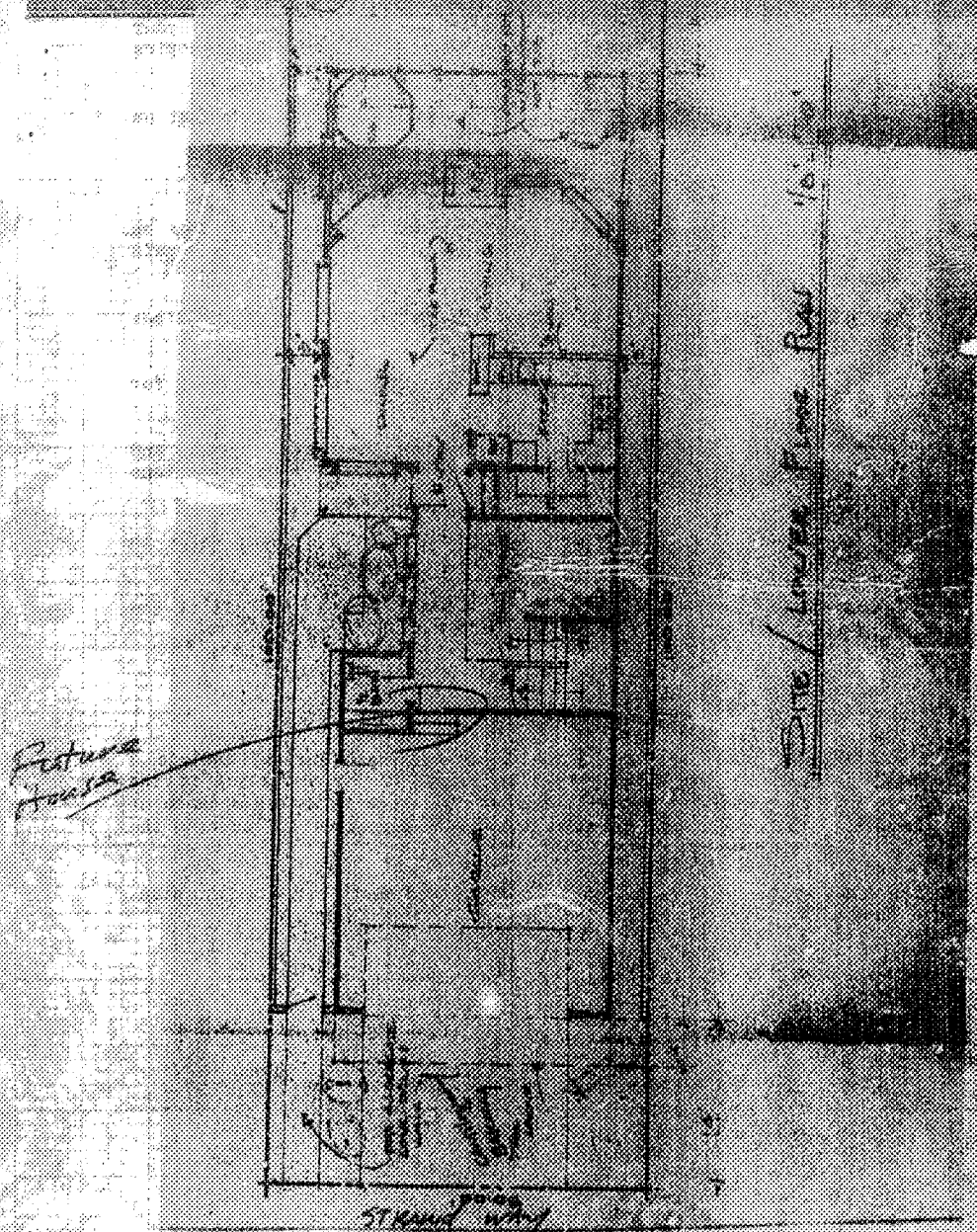
REQUIREMENTS TO BE MET PRIOR TO GRANTING INSURANCE	INITIAL/DATE
<input checked="" type="checkbox"/> BOND VERIFICATION	1977 OK
<input type="checkbox"/> FIRE SAFETY PLAN	
<input type="checkbox"/> LAND USE APPROVAL	
<input type="checkbox"/> LEGAL DECLARATIONS	
<input type="checkbox"/> GRADING APPROVAL	
<input type="checkbox"/> COUNTY ENGINEERING	
<input type="checkbox"/> RECORD DOCUMENT	
<input type="checkbox"/> PERFORMANCE BOND	
<input type="checkbox"/> TREE REMOVAL	
<input checked="" type="checkbox"/> SPECIAL DISTRICT	case letter attached
<input type="checkbox"/> INSPECTOR VERIFY	
<input checked="" type="checkbox"/> BALANCE OF FEES	655.98
<input checked="" type="checkbox"/> OTHER	Sign. control your noise
<input checked="" type="checkbox"/> OTHER	School Plans attached

2-40

North →

Property
San Luis Obispo

(in back)

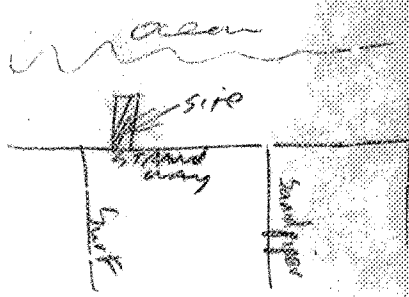


Future House

DTE / Lower Floor Plan

STRAUD WAY

VICINITY MAP



TO BE COMPLETED BY STAFF

REQUIREMENTS TO BE MET PRIOR TO PERMIT ISSUANCE: INITIAL/DATE

<input type="checkbox"/> DEED VERIFICATION	
<input type="checkbox"/> FIRE SAFETY PLAN	
<input type="checkbox"/> LAND USE APPROVAL	
<input type="checkbox"/> LEGAL DECLARATIONS	
<input type="checkbox"/> GRADING APPROVAL	
<input type="checkbox"/> COUNTY ENGINEERING	
<input type="checkbox"/> RECORD ENCUMBR	
<input type="checkbox"/> PERFORMANCE BOND	
<input type="checkbox"/> TREE REMOVAL	
<input type="checkbox"/> SPECIAL DISTRICT	
<input type="checkbox"/> INSPECTOR VERIFY	
<input checked="" type="checkbox"/> BALANCE OF FEES	156.00
<input type="checkbox"/> OTHER	
<input type="checkbox"/> OTHER	

2-41 2nd floor deck

Enclosure



Construction Permit

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

County Government Center • San Luis Obispo, California 93408 • Telephone (805) 781-5600

PROJECT: 8461432 STRUCTURE: 001 ISSUED: 02/28/97 TRSF AREA: 05
RELATE STRUCTURE TYPE: 001-RC

ADDRESS: 1550 STRAND WAY

PLANNING AREA: 100

PERMITTEE: FARMER FRANK
1550 STRAND WAY
SLOAN, CA 93446

CECS: 401-100

DESCRIPTION: ADD-ALT 1100 FM HWY TYPE OF CONSTRUCTION: V
PATIO ENCLOSURE

OCCUPANCY: RA

CONST TYPE: MA

ASSESSMENTS: 081.081.033 TR:
081.081.043
081.081.033

BL:

LT:

EDGING: 55H CAT AS

LOT

RMS AR LCP

CCNOSCHZ

0839

0015

SETBACKS: FRONT: 14FT REAR: 10FT LEFT: 5FT RIGHT: 5FT
ALLOWED HEIGHT: 22 ACTUAL HEIGHT: 22 REFERENCE: NATURAL

PAVING ENCLOSURE

SDO

STAIRWAYS: 0 BATHROOMS: 0.00

SPECIAL REQUIREMENTS

- PRIOR TO FOUNDATION -

PRIOR TO FINAL

UNDER LAY VEC 1210

- PRIOR TO FRAMING -

PERMIT #

A0419

COMPLETED

FINALIZED

4-11-97

WITHDRAWN/EXPIRED

PROCESSED BY

W. K. K. K.

OWNER/AGENT ACKNOWLEDGES SPECIAL REQTS: g. J. J. J. J.
PLAN CHECK FINAL BY: JCG

02-28-97

PLEASE CALL USA 1-800-227-2600 UNDERGROUND UTILITY ALERT BEFORE DIGGING

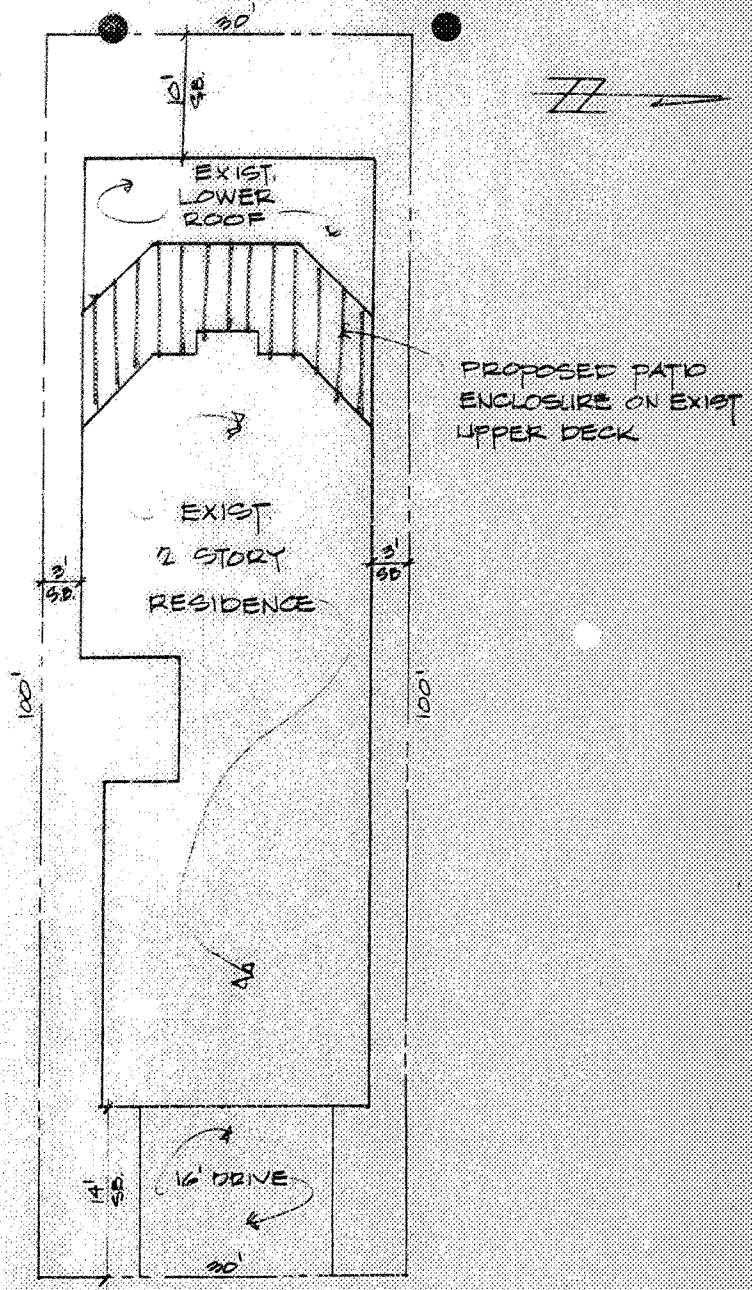
THIS PERMIT CONSTITUTES AUTHORIZATION BY THE COUNTY OF SAN LUIS OBISPO ALLOWING CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE COUNTY CODE

NOTICE: The county Code requires that this permit become null and void if work or construction authorized is not started within 360 days after the permit is issued, or if construction or work is suspended or abandoned for a period of 180 days any time after work is commenced.

A0419

2-43

110. ENCLOSURE
- AS PER 1080
30P. PROJECT
WITH 1994 LBC,
& ALL STATE &
NCES THAT



STRAND WAY

PLOT PLAN

1" = 10'

INSPECTION RECORD CARD

County of San Luis Obispo
Department of Planning and Building

Phone: SLO Office 781-5602

No. County: 461-6136 Cambria: 927-3293

2-44

OWNER Parnel
LOCATION 1560 Strand Way, Oceano
PERMIT NO. A0419 DATE ISSUED 2-28-97
PROJECT TYPE patio enclosure
CONTRACTOR _____

FOUNDATION, SETBACK & BLOCK INSPECTIONS

To Be Made
Before
Concrete
is Placed

Setbacks _____
Footings, Forms, Steel _____
Slab: House _____ Garage _____
Block, Steel (Pre-Grout) _____
Concrete-Encased Ground _____
Other Footings _____

SUBFLOOR & UNDER-SLAB INSPECTIONS

To Be Made
Before Subfloor
Or Slab Is
Installed

Plumbing _____
Ducts, Gas Lines _____
Joists, Sills, _____
Girders _____

ROUGH INSPECTIONS

To Be Made
Before
Insulation
Or Drywall Is
Installed

Roof Framing & Nailing _____
Shear _____
Framing _____
Plumbing _____
Electrical _____
Mechanical _____
Fireplace/Chimney _____
Stucco Wire, Lath _____

Insulation: Floor _____ Wall _____ Ceiling _____
Drywall _____
Gas Lines (Interior) _____
Shower Pan _____

OUTDOOR UTILITY INSPECTIONS

To Be Made
Before
Backfilling

Sewer _____
Septic: Tank _____ Field _____
Gas Lines (Exterior) _____
Water Lines _____
Electrical Conduit/Cable _____

FINAL INSPECTIONS

Other
Agency
Approvals

Development Review _____
Fire Department _____
Encroachment _____
Service District _____
Other _____

Do Not Occupy
Building Until
These Items
Are Signed

Roof Covering _____
Grading/Drainage _____
Plumbing _____
Electrical 7/26 4-11-97 Tag# N/A
Mechanical N/A
Building 7/26 4-11-97

2-45

CORRECTION NOTICE

**PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION
COUNTY OF SAN LUIS OBISPO**

To: Permal AREA: 4 Date: 4-2-97

Address: 1560 Strand Permit No.: 20419

TYPE OF INSPECTION REQUESTED: Final

1	Provide approved plans
2	Please give me a call about
	a) ceiling fan and light
	installation
	b) wiring in channels
	c) floor framing
	d) bedroom access
	e) smoke detectors in house
3	Complete or cover
	existing wiring

- Please make the above corrections and call for reinspection.
- If you have any questions, please call inspector between 7:30 and 8:30 a.m.

INSPECTOR: Fred Wilkie PHONE: 781-5634

2-46

Construction Permit Application

No. B961436-001

OK to issue by _____

San Luis Obispo County Department of Planning and Building

Note: If the project is located within the coastal zone, this application must be accompanied by a Coastal Development Permit Supplement.

SITE INFORMATION
Project Address 15100 Strand Way Locality Carmel
Lot Number _____ Block _____ Street _____ City, State, Zip Code _____
Assessor's Parcel Number(s) 100-100-000 Date of App. _____

APPLICANT INFORMATION ("X" contact person)

☒ Frank Parnell see above 481-7110
Owner Name(s) _____
Contractor or Owner Name Dory Const Building Address 407 Elcamino Road City, State, Zip Code _____
Business Hour Phone 489-1877
Fax No. _____
Architect, Engineer or Designer _____ Building Address _____ City, State, Zip Code _____
Bus. Hr. Phone _____ License # _____

PROJECT DESCRIPTION
TYPE: ☒ All new ☒ Addition ☐ Alteration ☐ Repair ☐ Demolish ☐ Moved Building
OF ☒ Single-Family Dwelling ☐ Multi-Family Dwelling ☐ Mobile Home ☐ Barn ☐ Grading
PROJECT: ☐ Garage ☐ Sign ☐ Commercial ☐ Industrial ☐ Other _____
USE: Describe Specific Project Ratio Enclosure 2007

AREA AND STIRS PROPOSED
Residential/Comm. _____ Garage Area _____ Barn _____ Storage Area _____
Deck Area _____ Roof Height Above Average Grade _____ Carport Area _____ Covered Porch Area _____
No. of Bedrooms _____ No. of Bathrooms _____ No. of Stories _____ Retaining/Garden Wall Height _____ Length _____
MOVED BUILDING(S) _____

EXISTING LOCATION _____ Locality _____
MANUFACTURED HOUSING
Manufacturer _____ Serial Number _____ Dept. of Housing No. _____
Number of Bedrooms _____ Size _____ DMV License Number _____ Year _____ State _____

GRADING
Depth of Cuts (min. & max.) _____ Depth of Fills (min. & max.) _____ Cu. Yds. Cut _____ Fill _____
Total Cu. Yds. of Material _____ Slope % _____ Area of Site Disturbance _____

TYPE OF CONSTRUCTION
Foundation: ☐ Slab ☐ Perimeter & Piers ☐ Pole ☐ Other deck
Framework: ☐ Wood Stud ☐ Masonry ☐ Metal ☐ Timber
Exterior Siding: ☐ Stucco ☐ Plywood ☐ Board ☐ Stone Veneer
☐ Brick Veneer ☐ Concrete Tilt-up ☐ Metal ☐ Other _____

Roof Pitch _____ Material: ☐ Wood Shakes, Shingles ☐ Tile ☐ Built-up Comp. ☐ Comp. Shingles ☐ Metal ☐ Other _____

MECHANICAL AND ENERGY INFORMATION

METHOD OF ENERGY COMPLIANCE

TYPE OF SPACE HEATING: LIST MFG., MODEL #, AND SIZE OF EACH APPLIANCE

☐ Gas _____ ☐ Fireplace _____
☐ Butane L.P.G., etc. _____ Other _____
☐ Active Solar _____ TYPE OF SPACE COOLING (A.C.) _____
☐ Passive Solar _____
☐ Electric Heatpump _____ TYPE OF WATER HEATING _____

UTILITIES

WATER: ☐ Well ☐ Public ☐ SEWAGE DISPOSAL: ☐ Private ☐ Public ☐ CASI ☐ Natural ☐ L.P.G. ☐ THERM POWER ☐

SPECIAL REQUIREMENTS CERTIFICATION

This application must include the following: 1. A signed verification of project location relative to known hazardous waste and substance site pursuant to AB 3750; and 2. Signed acknowledgment of receipt of applicant notice as provided under the California Government Code.

OFFICE USE ONLY: OCCUPANCY GROUP	TYPE OF CONSTRUCTION	PLAN CHECK INITIALS	DATE
30. Ft. or less	TOTAL VALUATION (for bldg. permit use only) = \$		
30. Ft. or less	Plan Check	- \$	Building = \$
30. Ft. or less	Energy Review	- \$	Grading = \$
30. Ft. or less	Plot Plan	- \$	Plumbing = \$
30. Ft. or less	Microform	- \$	Electrical = \$
30. Ft. or less	Drainage	- \$	Mechanical = \$
30. Ft. or less	Fire Plan	- \$	DMV Fee = \$
30. Ft. or less	Tree Removal	- \$	Encroachment = \$
30. Ft. or less	Adjustment	- \$	Investigation = \$
30. Ft. or less	Violation Fee	- \$	Subtotal = \$
30. Ft. or less	Coastal Fee	- \$	Total Fee = \$
30. Ft. or less	Subtotal	- \$	

PROJECT: Ratio enclosure
LOT CAT: RMF CON. DISTRICT: NAS
PLAN AREA/USE OR VIL. AREA: CASI
PARKING SPACES REQ. _____ Coastal Zone () Yes () No
IF IN COMPLETE A COASTAL DEVELOPMENT PERMIT SHEET
COUNTY ROAD NO. _____ MAP NO. _____
DISTANCE: Front 14 ft. Side Strand Rear 10
EASE: () 3 () 5 () 10 () 15 () 20 () 25 () 30 () 40 () 50 () 60 () 70 () 80 () 90 () 100
BUILDING HEIGHT: 10 Proposed 22 Basis N
LAND USE/DIVISIONS: _____
LOS/LDO STANDARDS: _____
EXEMPTION CASE: () Yes () No
PLANNER'S INITIALS: BE DATE: 2/27/97

PLEASE CALL FOR A APPOINTMENT.
2 FULL SETS OF PLANS.

2000+
#

no project
into school

PAGE 2
97-118
271/203264
Revised 2/19/91

Receipt No. _____ Date _____ Receipt No. _____ Date _____



Construction Permit

2-49

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

County Government Center • San Luis Obispo, California 93408 • Telephone (805) 781-5600

X I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9, Code of Ordinances with Section 7010 of the San Luis Obispo County Public Works and Professions Code, and my license is in full force and effect.

License No. B C20 Lic. No. 336439
Date 2/28/97 Contractor Day Const

WORKERS COMPENSATION DECLARATION

X I hereby affirm under penalty of perjury one of the following:

I have and will maintain a certificate of consent to self-insure for workers compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers compensation insurance as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers compensation insurance carrier and policy number are:

Carrier _____
Policy Number _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

✓ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers compensation laws of California, and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$10,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. Name, Address, City:

Lender's Name _____

Lender's Address _____

X I certify that I have read this application and state that the above information is correct. I agree to comply with all County Ordinances and state laws relating to building construction and hereby authorize representatives of this County to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent aj Liffler Date 2/28/97

THIS PERMIT CONSTITUTES AUTHORIZATION BY THE COUNTY OF SAN LUIS OBISPO ALLOWING CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE COUNTY CODE.

NOTICE: The County Code requires that this permit become null and void if work or construction authorized is not started within 360 days after the permit is issued or if construction or work is suspended or abandoned for a period of 180 days any time after work is commenced.



Send w/ Bill (MSL) 2-48 6
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

4/15/05

TO:

Office

FROM:

Coastal Team

(Please direct response to the above)

Parnel
DRC 2004-00224
Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
BOARD FOR THE PLANNER

PROJECT DESCRIPTION:

MUP -> Variance for enclosed
patio to rear & sideyard setback. Located on
a 3,000 sf lot off Strand Way in Oceano. APN: 061-061-
033.

Return this letter with your comments attached no later than:

4/30/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Denial is recommended -

Date

5-16-05

Name

P. Wilson

Phone

733-0401

J-44

May 16, 2005

Oceano Halcyon Advisory Committee
Oceano, CA

RE: DRC 2004-00224
PARNEL-1560 Strand Way
APN: 061-061-033

Dear committee members:

We are asking that you recommend denial of this variance for the following reasons:

The homes on Strand are built on 30x100 lots or 35x100 if they are a corner lot. There is a 3' side setback required of each residence. Most of the homes have a fence or a wall built on the property line between them leaving 3' on each side, total of 6' of open space between homes. The homes are close together so this 6' is necessary to get as much space between homes as possible.

In this case, there is a brick wall built on the property line between Mr. Parnel's residence and our home that is under construction. The brick wall is not the problem. The problem is the tile roof installed on the wall that is connected to the residence. What he has done is totally enclose his set back by putting on this roof and making a room out of the patio in the setback. His setback is completely enclosed along the south side of the residence and around the front.

Pictures 1,2, and 3 show this.

I will address the required findings one by one, page 2 of the request.

1. This patio is not similar. There are no other homes in the area that have enclosed their setback. There are patios that may have windbreaks, such as plexiglass, but none have put roofs on and made a structure out of their setback.

Pictures 6, 7 8, 9 & 10 are examples of other Strand Way homes in the vicinity that show the setbacks between the homes. You can see that there are brick or cement walls on the property line and their patios are open, not enclosed with a roof.

2. Again, no other homeowners have enclosed their setbacks with a roof.

3. This is not true because of the tile roof all the runoff from rain and moisture from Mr. Parnel's residence goes directly onto our property. The north side of our property next to his residence has 3 feet between, that is our setback. Mr. Parnel has enclosed the wall and his 3' feet so we take all runoff and water from his home onto ours. When it rained the water poured off his roof and went directly onto our residence. His rain-gutter in the front is on our property, and the raingutter on the top of his residence in the front has a sleeve attached where the runoff is directed to the gutter he has placed on our property. Leaving this roof would damage our home because it would be wet all the time. There is no access because he has totally enclosed the access.

Pictures 4 & 5 show the tile roof and you can note the edge of the roof is directly on our property.

This enclosed structure is illegal, is in direct violation of county code and was added on after the home and patio were built. It adversely affects our property. There is no other home anywhere in the beach area or to my knowledge in any other area anywhere where a neighbor has put a structure with roof on the fence that separates their property from their neighbor directing all runoff onto the neighbors property.

Please recommend denial of this variance. If this is allowed it would set a precedent that would be highly detrimental to all the property owners in the area. It is not fair to us and to all the people who abide by the county regulations. If everyone were allowed to enclose their setback, where would the runoff go?

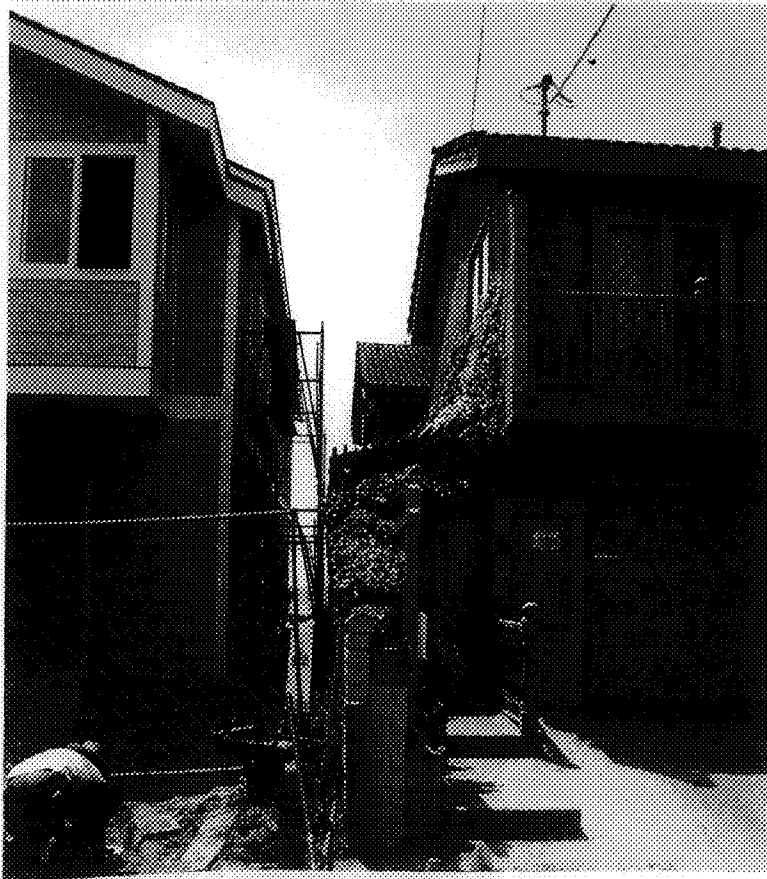
Thank you for your consideration.

Glenda L. Guiton *Glenda L. Guiton*
 James E. Guiton *James E. Guiton*
 Laurie D. Guiton *Laurie D. Guiton*
 Linda M. Austin *Linda M. Austin*
 Owners of 1590 Strand Way

2-51



1. From beach side, front of 1560 Strand on left. 1590 Strand on right. Note tile roof enclosing patio.



2. View from Strand Way. Note 3' setback on 1590 on the left. There is no setback on right at 1560, wall enclosed.

2-52

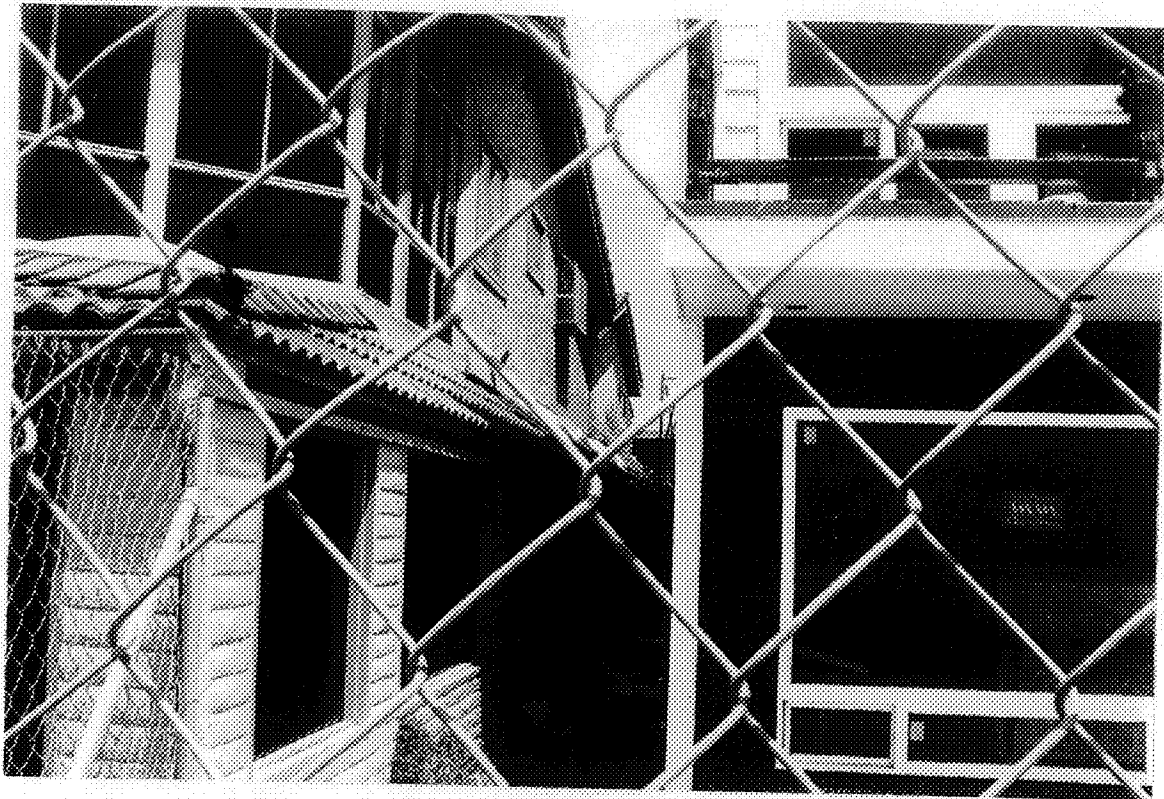


3. Side view of south side of patio 1560 Strand. Note the rain gutter attached to side of wall directly onto our property. All runoff from 1560 Strand runs onto our property.



4. Close up view of tile roof on property line. Here it is easy to see how runoff from tile goes directly onto our property.

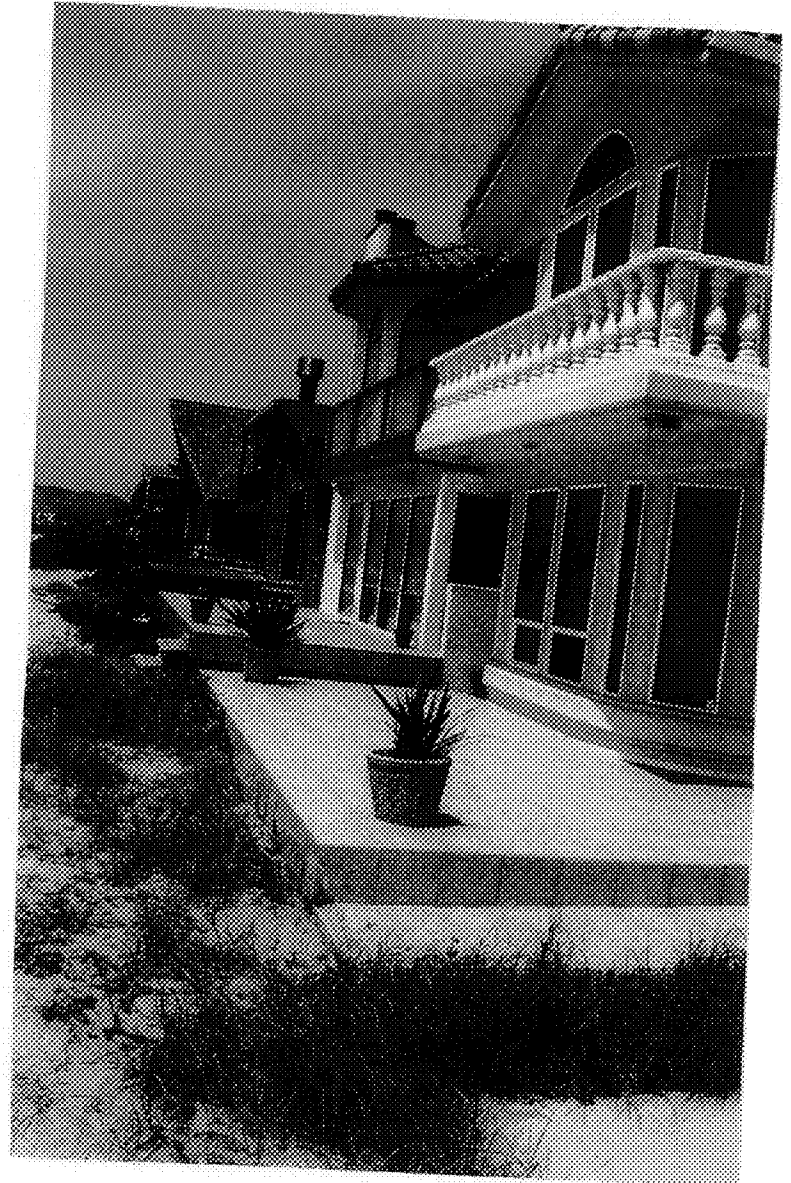
2-353



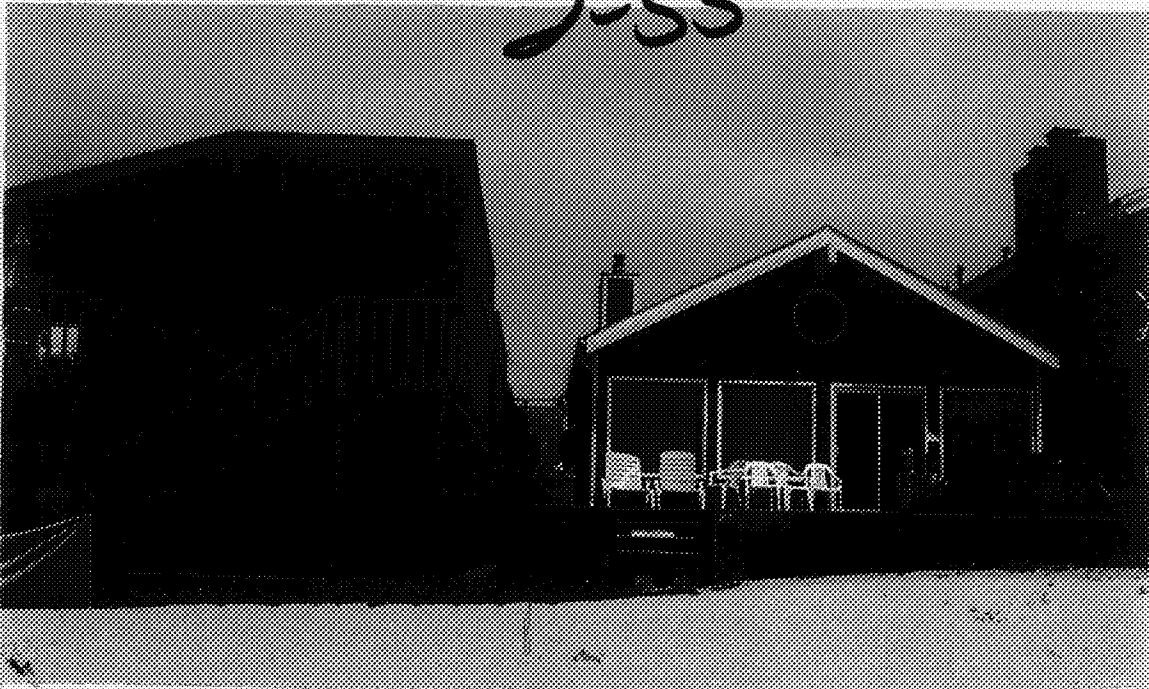
5. Another view of the enclosed wall on the property line showing how the roof and raingutter direct all water onto our property.

2-54

6. View of other Strand way homes front patios looking north towards 1560 Strand. Arrow points to the enclosed patio.



7. Another view of Strand Way homes and their front patios.

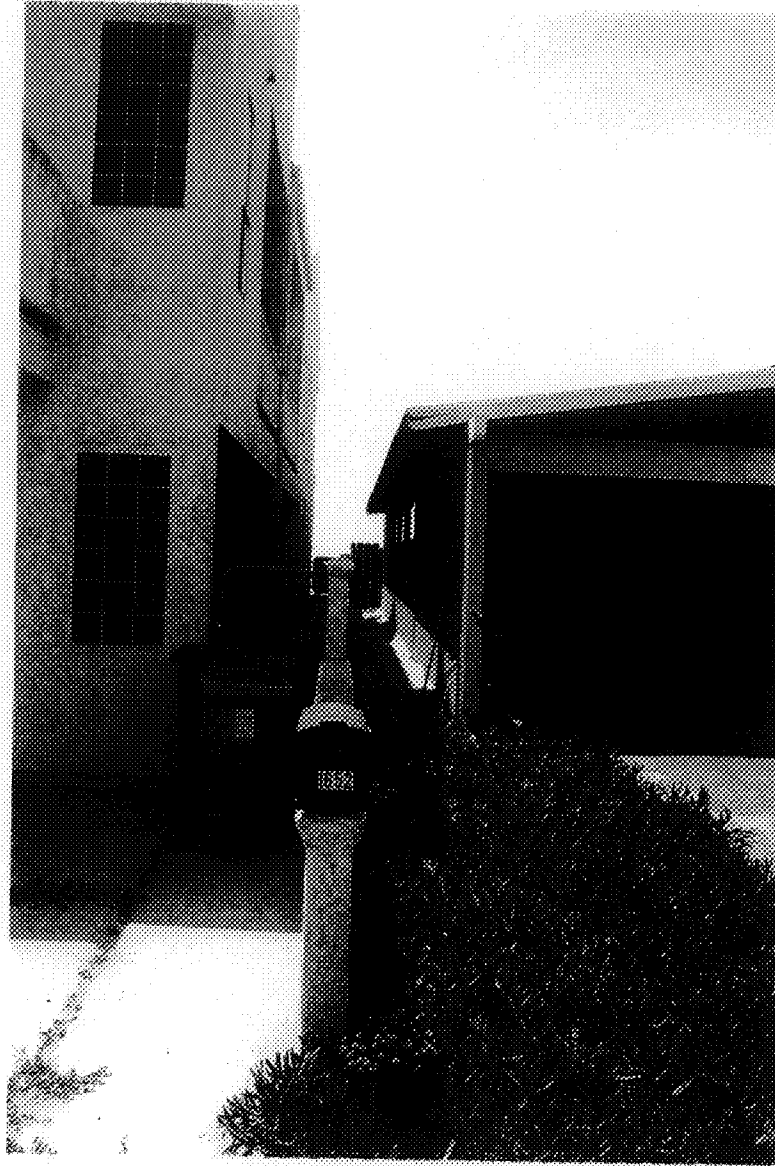


8. Two Strand way homes just south of 1560 showing the fence between and the 3' open on each side of the homes.



9. Another example of Strand Way homes with a cement wall on the property line between homes with setbacks open.

2-56



10. Another example of Strand Way homes with the wall on property line and required setbacks.

2-57

May 16, 2005

San Luis Obispo County
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

RE: DRC 2004-00224
Parnel-1560 Strand Way
APN: 061-061-033

Dear Planning Department:

In regard to the above project requesting a variance for an enclosed setback we would like to address the concerns we have.

We are the owners of the property directly to the south of 1560 Strand Way and have a home under construction on our lot. As you know, the lots on Strand Way are either 30x100 or 35x100 on the corners. The homes are close together and the 3' required setback on the sides of each residence are necessary to keep as much distance between the homes as possible.

The way it stands now, there is only 3' between our homes. Mr. Parnel has enclosed the wall on the property line with a tile roof that is attached to his residence. He has further enclosed the patio in the front with a tile roof. On the variance request in item 1. on the "required findings" they state that the patio is similar to others in the area. This is not true. To my knowledge, there are no other enclosed setbacks in the beach area. There are fences and walls between the homes but all the other homes have 6' of open space between them. There are no other structures attached to the fence or wall between the homes such as was done at 1560 Strand Way.

During the recent rains, the runoff from his residence ran directly onto our home. He has installed his raingutter on the side of the wall on our property. He has further placed a sleeve on the gutter on the top of his home to divert the runoff into his gutter on our property. We have all the runoff and moisture from his home on our property. The north side of our home, having only 3' between residences and handling all the runoff from his home will stay wet constantly and cause damage to our home.

2-58

We ask that you deny this request for a variance. If this is allowed it would set a precedent that would be detrimental to all the other properties in the Strand Way area. It is not fair to us and to the other homeowners in the area that comply with the County regulations if this kind of structure is allowed.

Thank you for your consideration.

Sincerely,

Glenda L. Guiton *Glenda L. Guiton*
James E. Guiton *James E. Guiton*
Laurie Guiton *Laurie L. Guiton*
Linda M. Austin *Linda M. Austin*
Owners of 1590 Strand Way

mailing address:
P.O. Box 535
Oceano, CA 93475-0535

encl: copy of presentation to the Oceano-Halcyon Advisory committee
meeting on May 16, 2005.